

CITY OF CAMBRIDGE, MASSACHUSETTS

DEMOGRAPHIC & SOCIOECONOMIC STATISTICS

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**Cambridge Community Development Department
December 4, 2001**

CAMBRIDGE DEMOGRAPHIC & SOCIOECONOMIC STATISTICS

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ABBREVIATIONS USED

CMSA.....	Consolidated Metropolitan Statistical Area
FAR.....	Floor-to-Area Ratio
HH(s).....	Household(s)
MA CTPS.....	Massachusetts Central Transportation Planning Staff
MA DET.....	Massachusetts Division of Employment & Training
MBTA.....	Massachusetts Bay Transportation Authority
MISER.....	Massachusetts Institute for Social & Economic Research
PMSA.....	Primary Metropolitan Statistical Area
SIC.....	Standard Industry Code
STF.....	Summary Tape File

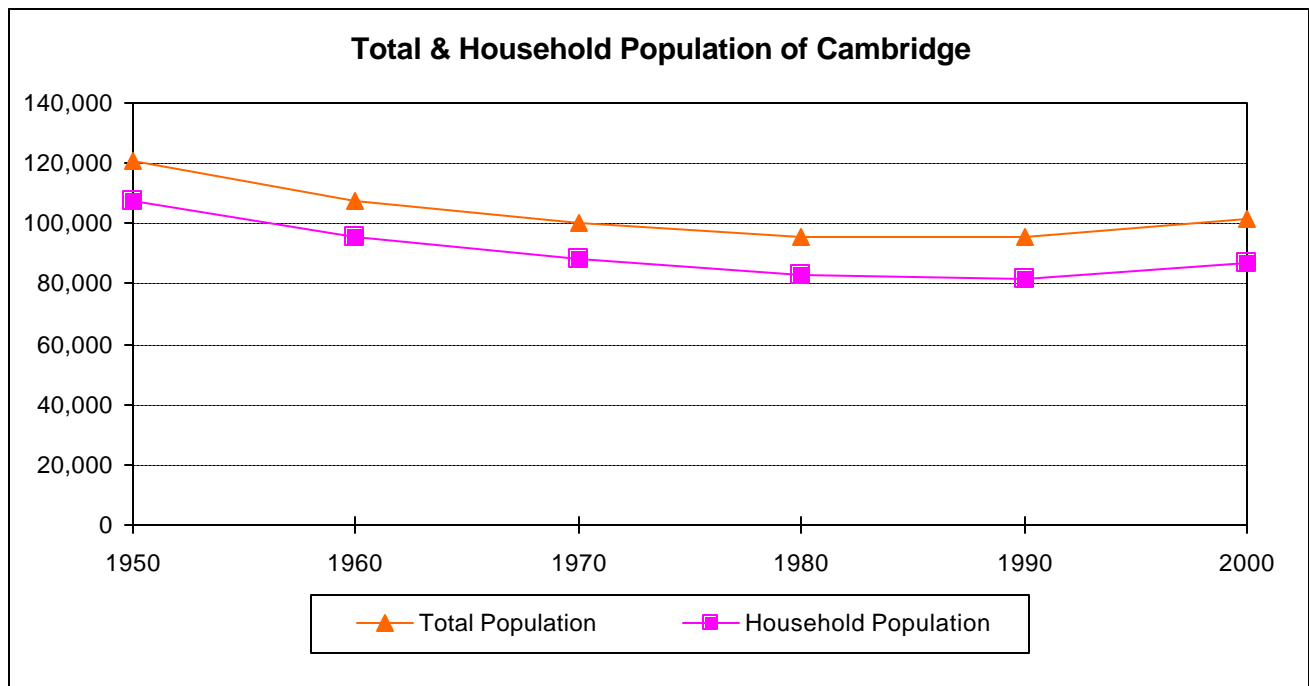
To obtain additional demographic and socioeconomic information about the City of Cambridge, visit our web site at <http://www.ci.cambridge.ma.us/~CDD/data/index.html>. A wide variety of additional information is available through that location.

If you have questions regarding this document, contact Clifford Cook, Planning Information Manager, Cambridge Community Development Department, by phone at 617/349-4600 or by email at ccook@ci.cambridge.ma.us.

Cambridge Total & Household Population: 1950 - 2000

Year	Population	Household Population	Group Qtrs. Population ¹	% in Grp. Qtrs.	Dormitory Residents ²	Per Acre
1950	120,740	107,676	13,064	10.8%	--	29
1960	107,716	95,778	11,938	11.1%	--	26
1970	100,316	88,502	11,859	11.8%	--	24
1980	95,322	82,888	12,434	13.0%	10,854	23
1990	95,802	81,769	14,033	14.6%	11,931	23
2000	101,355	86,692	14,663	14.5%	13,199	25

1. Residents of Group Quarters include residents of dormitories, hospitals, nursing homes, group homes and jails. All persons who do not reside in group quarters reside in households.
2. Refers to college dormitory residents, who are a subgroup of group quarters residents.

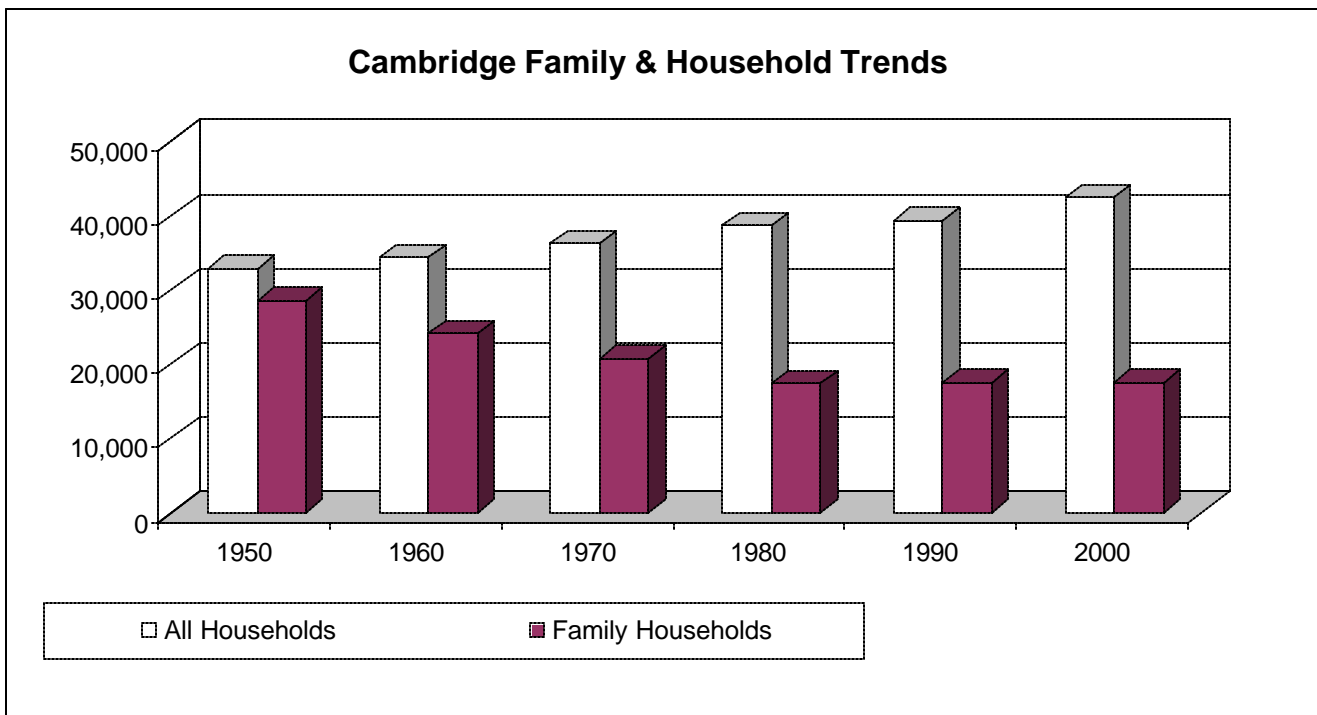


Sources: U. S. Census, Decennial Census, 1950 - 2000; 1980 & 1990 source STF1A tape file; 2000 source SF1 Profile for Cambridge, Massachusetts.

Cambridge Household & Family Trends: 1950 - 2000

Year	All Households ¹	Family Households ²	% Family Households
1950	32,921	28,640	87.0%
1960	34,523	24,197	70.1%
1970	36,411	20,850	57.3%
1980	38,836	17,415	44.8%
1990	39,405	17,575	44.6%
2000	42,615	17,595	41.3%

1. Households consist of all persons who do not reside in group quarters, such as dormitories.
2. Families consist of all households composed of more than one person whose members are related by birth, marriage or adoption.



Sources: U. S. Census, Decennial Census, 1950 - 2000; 1980 & 1990 source STF1A tape file; 2000 source SF1 Profile for Cambridge, Massachusetts.

Cambridge Household & Family Trends: 1980 - 2000

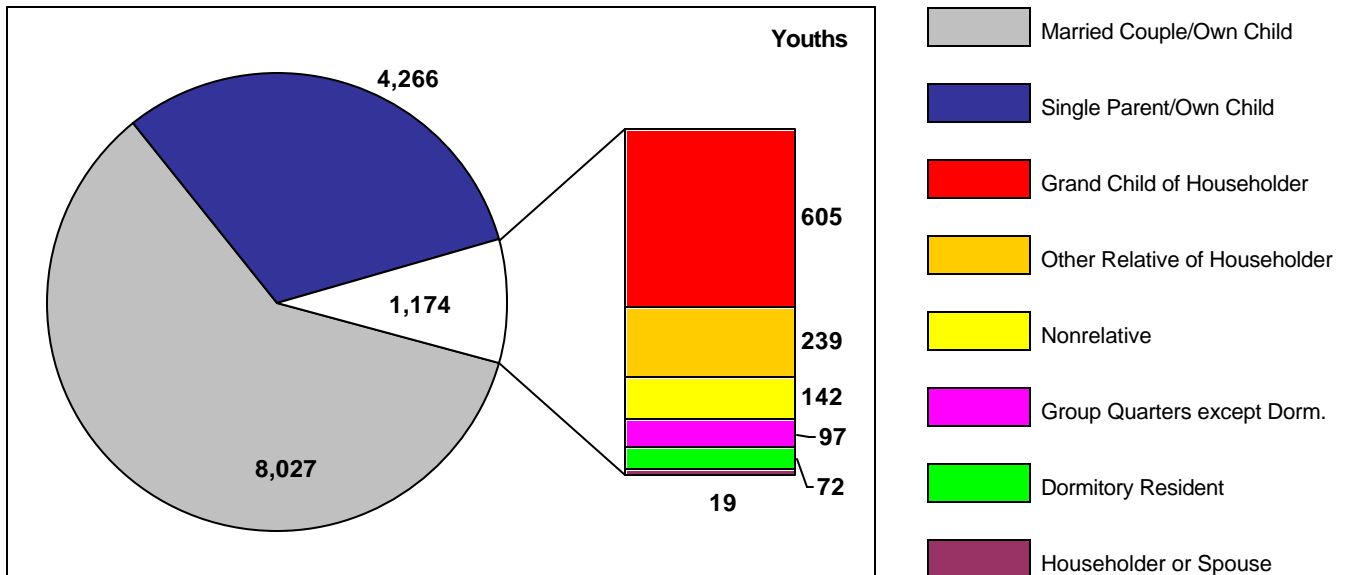
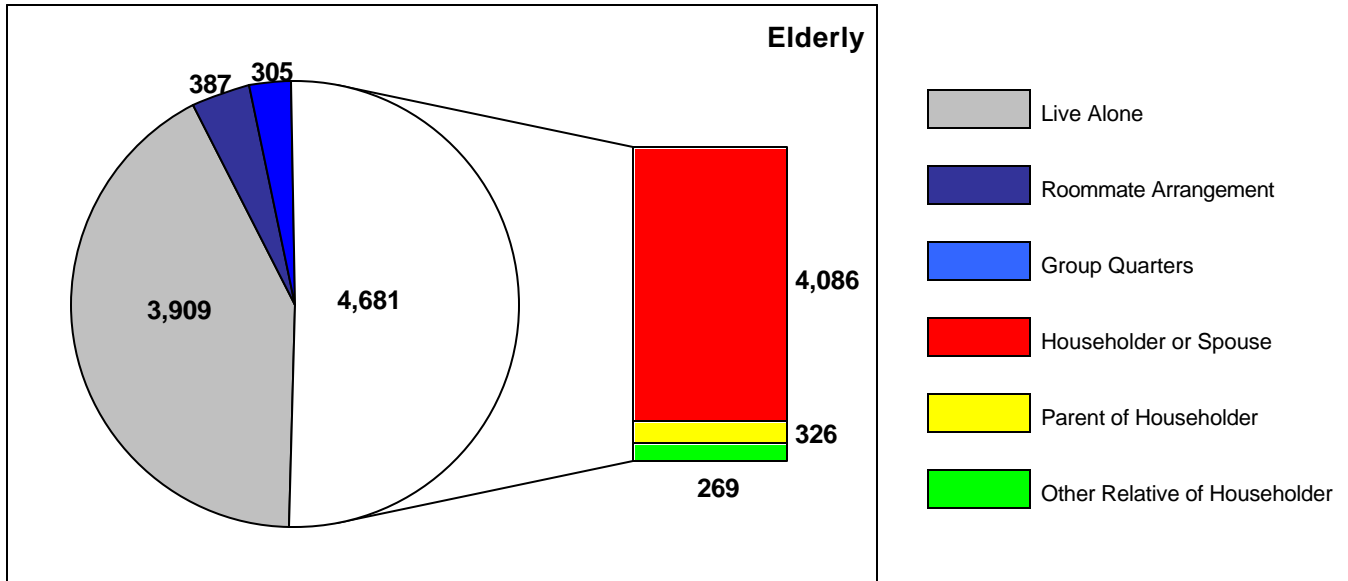
All Households	1980	1990	2000
<i>Total Households</i>	38,836	39,405	42,615
<i>Family Households</i>	17,415	17,575	17,595
<i>Nonfamily Households</i>	21,421	21,830	25,020
Family Households			
<i>Families w/ Own Minor Children</i>	7,908	7,461	7,503
<i>Couples</i>	5,308	4,873	4,835
<i>Single Parent Families</i>	2,600	2,588	2,668
<i>Families w/o Own Minor Children</i>	9,507	10,114	10,092
<i>Couples</i>	6,855	7,304	7,573
<i>All Other Families</i>	2,652	2,810	2,519
Nonfamily Households			
<i>Single Person Alone</i>	16,329	16,686	17,649
<i>Roommates</i>	5,092	5,144	7,371
<i>Roommates, Not Partners</i>	--	3,465	4,686
<i>Unmarried Partners</i>	--	1,679	2,685
<i>Opposite Sex</i>	--	1,378	2,123
<i>Same Sex¹</i>	--	301	562

All Households	1980	1990	2000
<i>Total Households</i>	100.0%	100.0%	100.0%
<i>Family Households</i>	44.8%	44.6%	41.3%
<i>Nonfamily Households</i>	55.2%	55.4%	58.7%
Family HHs. as % Total HHs.			
<i>Families w/ Own Minor Children</i>	83.2%	18.9%	17.6%
<i>Couples</i>	55.8%	12.4%	11.3%
<i>Single Parent Families</i>	27.3%	6.6%	6.3%
<i>Families w/o Own Minor Children</i>	100.0%	25.7%	23.7%
<i>Couples</i>	72.1%	18.5%	17.8%
<i>All Other Families</i>	27.9%	7.1%	5.9%
Nonfamily HHs. As % Total HHs.			
<i>Single Person Alone</i>	171.8%	42.3%	41.4%
<i>Roommates</i>	53.6%	13.1%	17.3%
<i>Roommates, Not Partners</i>	--	8.8%	11.0%
<i>Unmarried Partners</i>	--	4.3%	6.3%
<i>Opposite Sex</i>	--	3.5%	5.0%
<i>Same Sex¹</i>	--	0.8%	1.3%

1. While Same Sex Unmarried Partner data is available from the 1990 Census, the Census Bureau does not consider this information to be as reliable as 2000 data due to data editing changes that occurred between the two censuses.

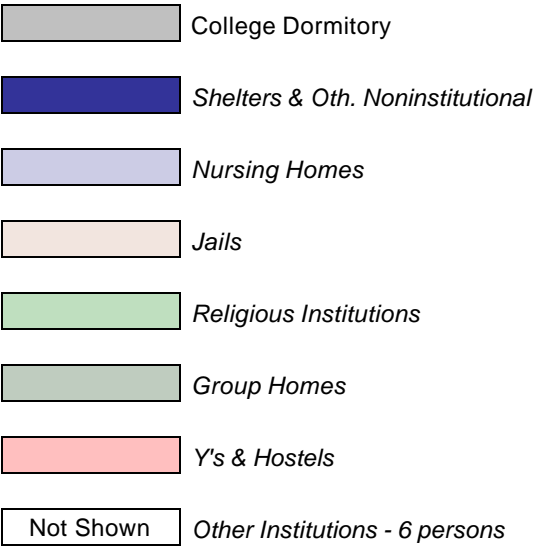
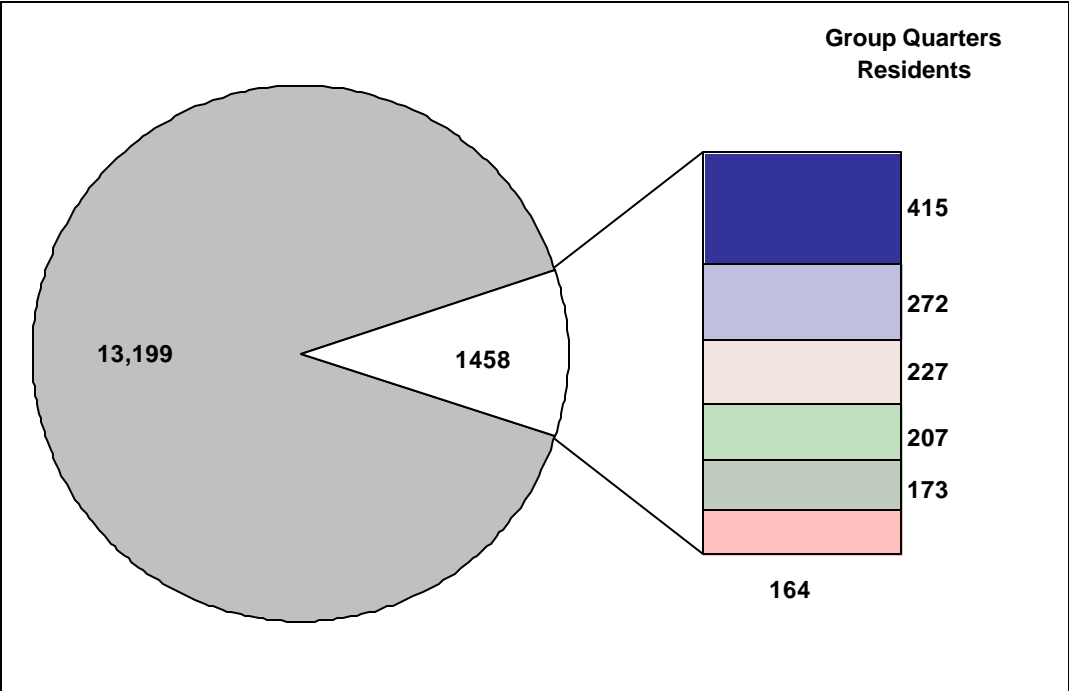
Sources: U. S. Census, Decennial Census, 1980, 1990, 2000 SF1 Profile & 1990 Special Census Tabulation.

Cambridge Living Arrangements of Elderly & Youths under 18: 2000



Sources: U. S. Census, 2000 Decennial Census, SF1 Profile.

Cambridge Living Arrangements of Group Quarters Residents: 2000

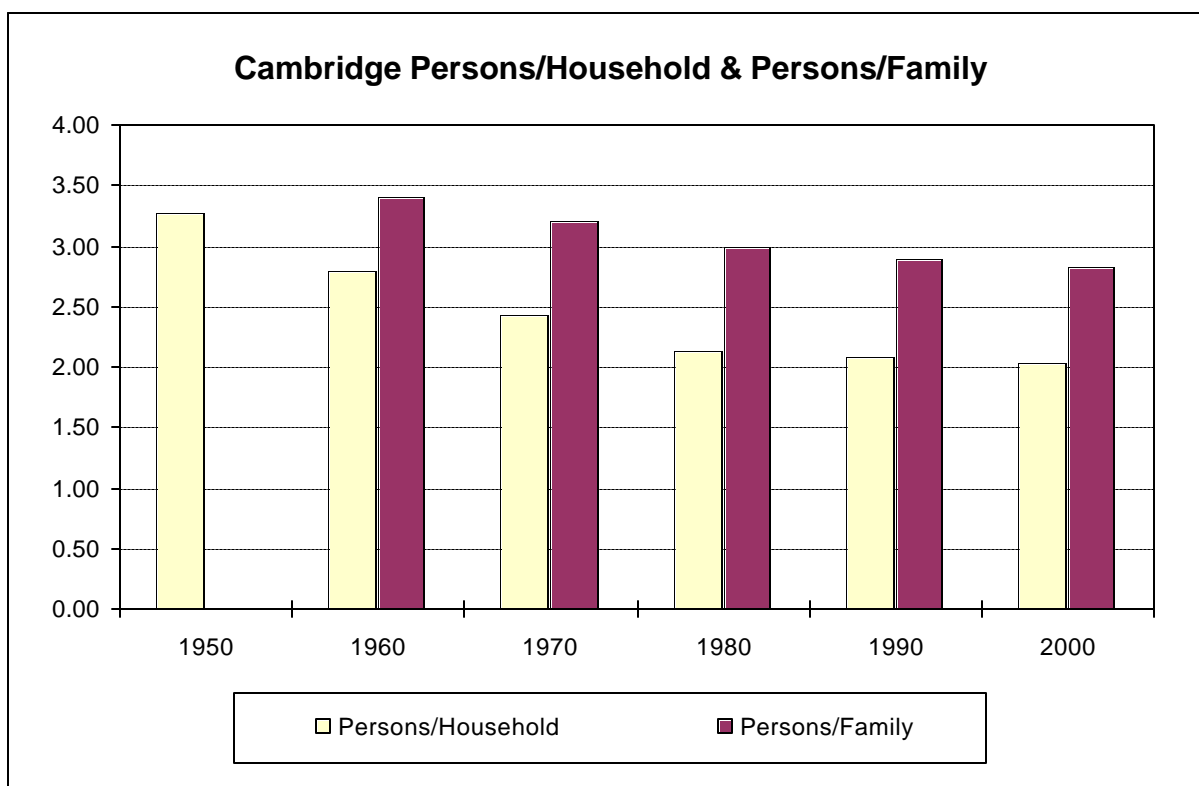


Sources: U. S. Census, 2000 Decennial Census, SF1 Profile.

Cambridge Average Household & Family Size: 1950 - 2000

Year	Persons/Household	Persons/Family
1950	3.27	NA ¹
1960	2.80	3.4
1970	2.43	3.2
1980	2.13	3.0
1990	2.08	2.9
2000	2.03	2.83

1. The 1950 U. S. Census did not distinguish between family households and non-family households.

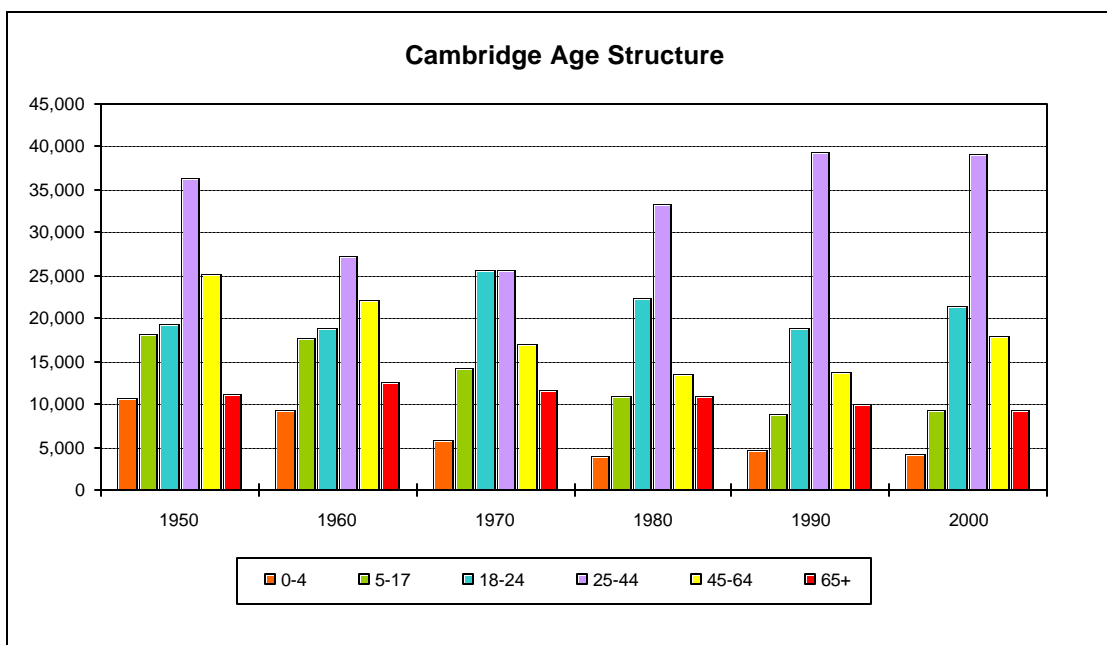


Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF1A tape file; 2000 source SF1 Profile for Cambridge, Massachusetts, 2001.

Cambridge Age Structure: 1950 - 2000

	1950	1960	1970	1980	1990	2000
0-4	10,634	9,251	5,919	3,928	4,759	4,125
5-17	18,148	17,671	14,254	11,049	8,853	9,322
18-24	19,384	18,876	25,622	22,445	18,997	21,472
25-44	36,293	27,222	25,757	33,421	39,295	39,144
45-64	25,130	22,079	17,127	13,608	13,827	18,010
65+	11,151	12,617	11,700	10,871	10,071	9,282
Total	120,740	107,716	100,379	95,322	95,802	101,355
<i>Persons Under 18</i>	28,782	26,922	20,173	14,977	13,612	13,447
<i>Median Age</i>	30.1	29.6	26.8	28.6	31.1	30.4

	1950	1960	1970	1980	1990	2000
0-4	8.8%	8.6%	5.9%	4.1%	5.0%	4.1%
5-17	15.0%	16.4%	14.2%	11.6%	9.2%	9.2%
18-24	16.1%	17.5%	25.5%	23.5%	19.8%	21.2%
25-44	30.1%	25.3%	25.7%	35.1%	41.0%	38.6%
45-64	20.8%	20.5%	17.1%	14.3%	14.4%	17.8%
65+	9.2%	11.7%	11.7%	11.4%	10.5%	9.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<i>Persons Under 18</i>	23.8%	25.0%	20.1%	15.7%	14.2%	13.3%



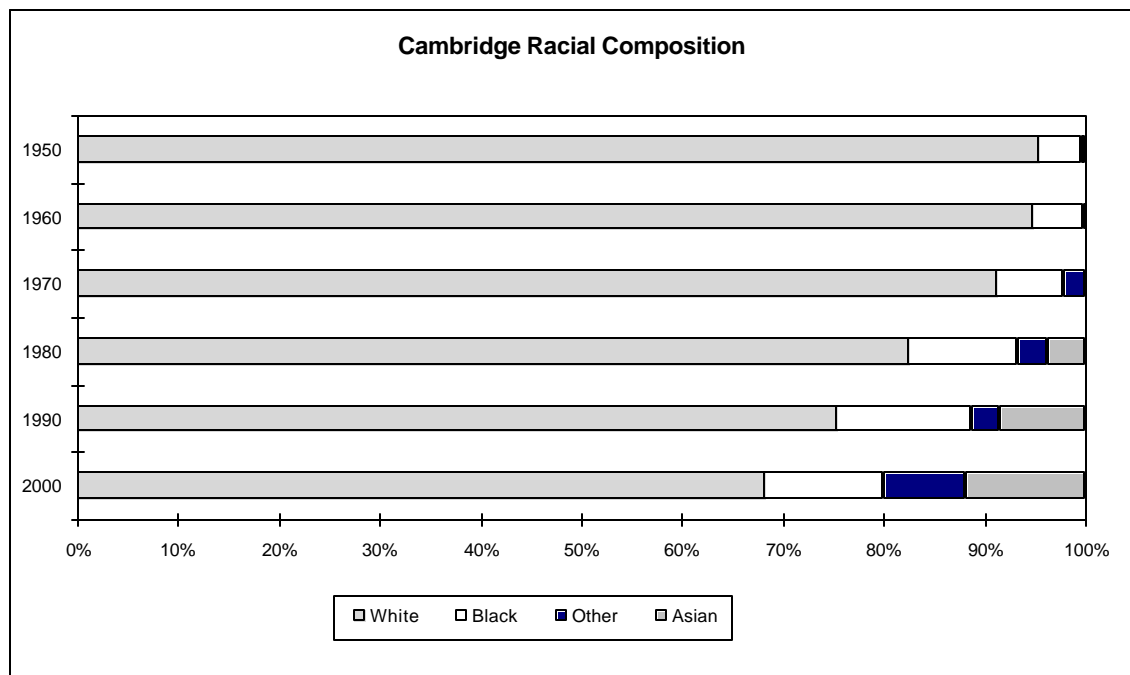
Sources: U. S. Census, Decennial Census, 1950 - 2000, 1980 & 1990 source STF1A tape file;
Census 2000 SF1 Data file for Massachusetts.

Cambridge Racial Composition: 1950 - 2000

	Total	White	Black	Asian & Pacific Isl. ¹	Other ²
1950	120,740	115,068	5,235	--	437
1960	106,711	100,929	5,671	--	111
1970	100,361	91,408	6,783	--	2,170
1980	95,322	78,460	10,418	3,612	2,832
1990	95,802	72,122	12,930	8,081	2,669
2000	101,355	69,022	12,079	12,113	8,141

	Total	White	Black	Asian & Pacific Isl. ¹	Other ²
1950	100.0%	95.3%	4.3%	--	0.4%
1960	100.0%	94.6%	5.3%	--	0.1%
1970	100.0%	91.1%	6.8%	--	2.2%
1980	100.0%	82.3%	10.9%	3.8%	3.0%
1990	100.0%	75.3%	13.5%	8.4%	2.8%
2000	100.0%	68.1%	11.9%	12.0%	8.0%

1. Includes persons of Asian and Pacific Islander descent. Such persons included in "Other" category prior to 1980.
2. Includes persons of Native American descent, as well as persons who report their race as "Other". For 2000 Census includes persons who selected two or more races. Census 2000 was the first census to allow respondents to report more than one race for an individual. Due to this change in methodology, racial statistics reported from Census 2000 lack a one-to-one comparison with those reported by any previous Census.



Sources: U. S. Census, Decennial Census, 1950 - 2000, 1980 & 1990 source STF1A tape file;
Census 2000 SF1 Profile for Massachusetts.

Cambridge Detailed Racial & Hispanic Population: 1980 - 2000

	1980 ¹	% 1980 Total	1990 ¹	% 1990 Total	2000	% 2000 Total
<i>Total Population</i>	95,322	100.0%	95,802	100.0%	101,355	100.0%
<i>White, Non-Hispanic</i>	75,793	79.5%	68,550	71.6%	65,425	64.6%
<i>Black, Non-Hispanic</i>	10,086	10.6%	12,178	12.7%	11,627	11.5%
<i>American Indian, Eskimo or Aleutian Isl.</i>	184	0.2%	288	0.3%	213	0.2%
<i>Asian or Pacific Islander (All)</i>	3,612	3.8%	8,081	8.4%	12,113	12.0%
<i>Chinese</i>	1,571	1.6%	3,616	3.8%	4,854	4.8%
<i>Asian Indian</i>	705	0.7%	1,386	1.4%	2,720	2.7%
<i>Korean</i>	493	0.5%	1,302	1.4%	1,901	1.9%
<i>Japanese</i>	609	0.6%	734	0.8%	943	0.9%
<i>Filipino</i>	126	0.1%	250	0.3%	265	0.3%
<i>Vietnamese</i>	67	0.1%	216	0.2%	235	0.2%
<i>Other Asian/Pacific Isl.</i>	41	>0.1%	577	0.6%	1,195	1.2%
<i>Hispanic (Any Race)</i>	4,536	4.8%	6,506	6.8%	7,455	7.4%
<i>Mexican</i>	496	0.5%	801	0.8%	1,175	1.2%
<i>Puerto Rican</i>	1,583	1.7%	1,875	2.0%	1,637	1.6%
<i>Cuban</i>	279	0.3%	254	0.3%	270	0.3%
<i>Salvadoran</i>	--	--	--	--	567	0.6%
<i>Dominican</i>	--	--	--	--	424	0.4%
<i>Columbian</i>	--	--	--	--	378	0.4%
<i>Other</i>	2,178	2.3%	3,576	3.7%	3,004	3.0%
<i>Other Non-Hispanic Not Listed Above</i> ²	1,169	1.2%	350	0.4%	4,580	4.5%

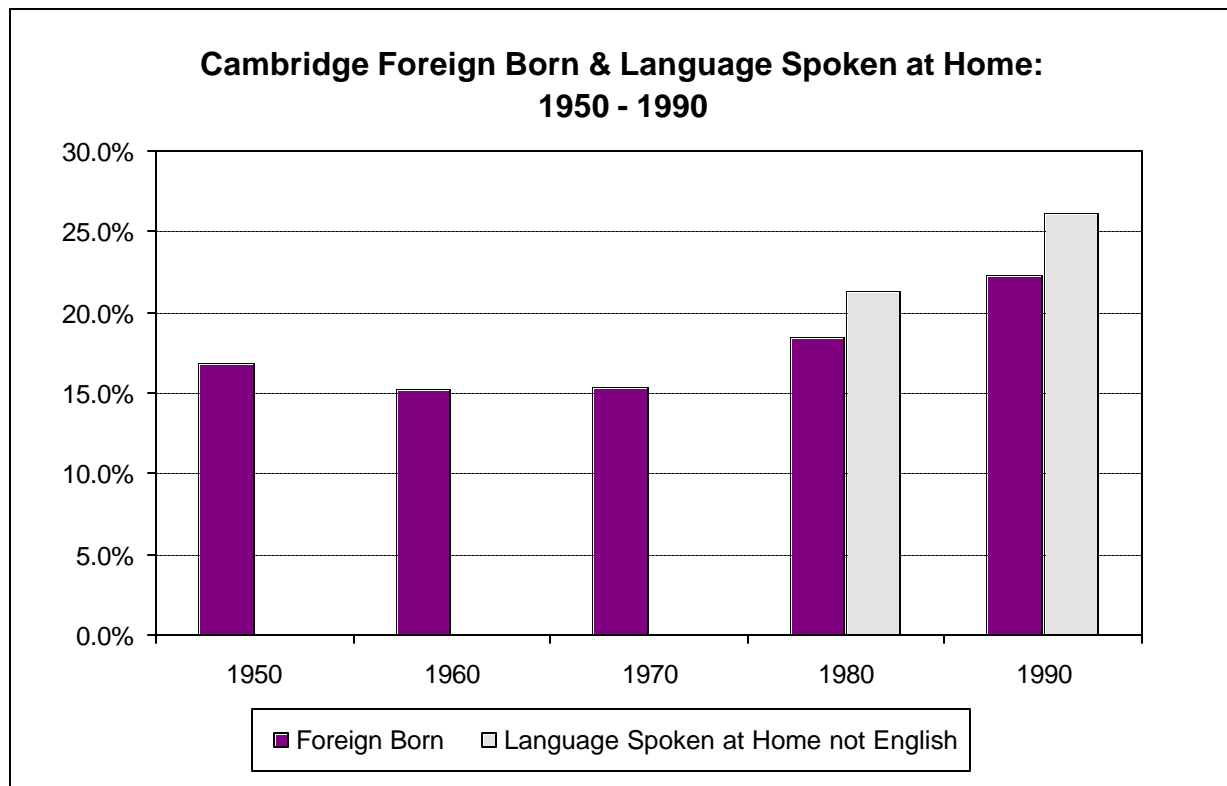
1. Figures do not sum to total population; both American Indian persons of Hispanic origin and Asian persons of Hispanic origin are double counted.
2. Includes persons reporting race as "Other" or, in the case of the 2000 Census only, reporting two or more races and who are not of Hispanic origin.

Sources: U. S. Census, Decennial Census, STF1A tape file, 1980 & 1990, SF1 Data File for Massachusetts, 2000.

Cambridge Foreign Born Persons & Persons Speaking Language Other Than English at Home: 1950 - 1990

<i>PERSONS 5 & OLDER</i>			<i>ALL PERSONS</i>	
Year¹	Speak Language Other Than English at Home	Speak English at Home	Foreign Born	Native Born
1950 ²	NA	NA	16.8%	83.2%
1960	NA	NA	15.2%	84.8%
1970	NA	NA	15.4%	84.6%
1980	21.3%	78.7%	18.4%	81.6%
1990	26.2%	73.8%	22.3%	77.7%

1. Census 2000 data on this topic to be available during the Summer 2002.
2. 1950 figure for Foreign Born is for whites only. 1950 Native Born figure includes all native born whites and all non-whites, regardless of place of birth.



Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF3A tape file.

Cambridge Languages Spoken at Home: 1990

	Persons 5 & Older	% Persons 5 & Older	% Speaking Language Other Than English
<i>Speak only English</i>	67,307	73.8%	(NA)
<i>Spanish/Spanish Creole</i>	4,741	5.2%	19.9%
<i>French/French Creole</i>	4,150	4.6%	17.4%
<i>Portuguese/Portuguese Creole</i>	3,619	4.0%	15.2%
<i>Chinese</i>	2,960	3.2%	12.4%
<i>Other & Unspecified languages</i>	1,197	1.3%	5.0%
<i>Italian</i>	1,191	1.3%	5.0%
<i>Korean</i>	1,043	1.1%	4.4%
<i>Indic</i>	834	0.9%	3.5%
<i>Greek</i>	769	0.8%	3.2%
<i>Other Indo-European Language</i>	546	0.6%	2.3%
<i>Japanese</i>	541	0.6%	2.3%
<i>German</i>	524	0.6%	2.2%
<i>Arabic</i>	450	0.5%	1.9%
<i>Polish</i>	297	0.3%	1.2%
<i>Scandinavian Languages</i>	215	0.2%	0.9%
<i>Russian</i>	164	0.2%	0.7%
<i>Vietnamese</i>	160	0.2%	0.7%
<i>Other West Germanic Language</i>	120	0.1%	0.5%
<i>All Other Languages Reported</i>	330	0.1%	0.4%
<i>Total Persons 5 Years and Over</i>			91,158
<i>Total Persons Speaking a Language other than English at Home:</i>			23,851
<i>Percent of all Persons 5 Years and Over</i>			26.2%

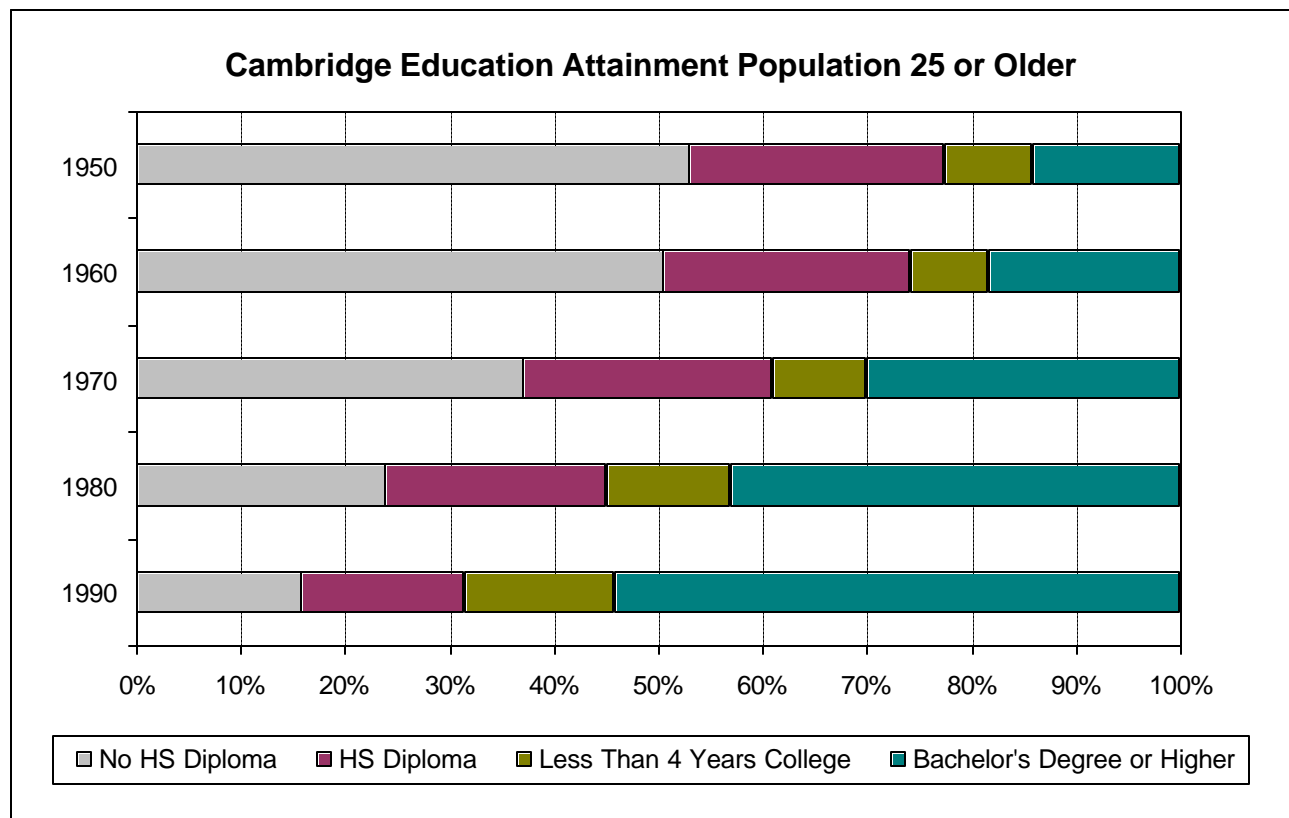
N. B.: Census 2000 data on this topic to be available during the Summer 2002.

Source: U. S. Census, Decennial Census, STF3A tape file, 1990.

Cambridge Educational Attainment of Population 25 or Older: 1950 - 1990

Year ¹	No HS Diploma	HS Diploma	Less Than 4 Years College ²	Bachelor's Degree or Higher
1950 ^{3,4}	52.8%	24.6%	8.3%	14.2%
1960 ³	50.3%	23.8%	7.6%	18.3%
1970	37.0%	24.0%	8.9%	30.2%
1980	23.8%	21.2%	11.9%	43.1%
1990	15.6%	15.8%	14.3%	54.2%

1. Census 2000 data on this topic to be available during the Summer 2002.
2. Includes both persons with an Associate degree and persons with a partially completed Bachelor degree.
3. Assumes persons reported as having completed four years of high school have a high school diploma and persons reporting four or more years of post secondary education have a Bachelor degree.
4. 1950 figures based on persons reporting education level. 2,060 persons did not report an education level.



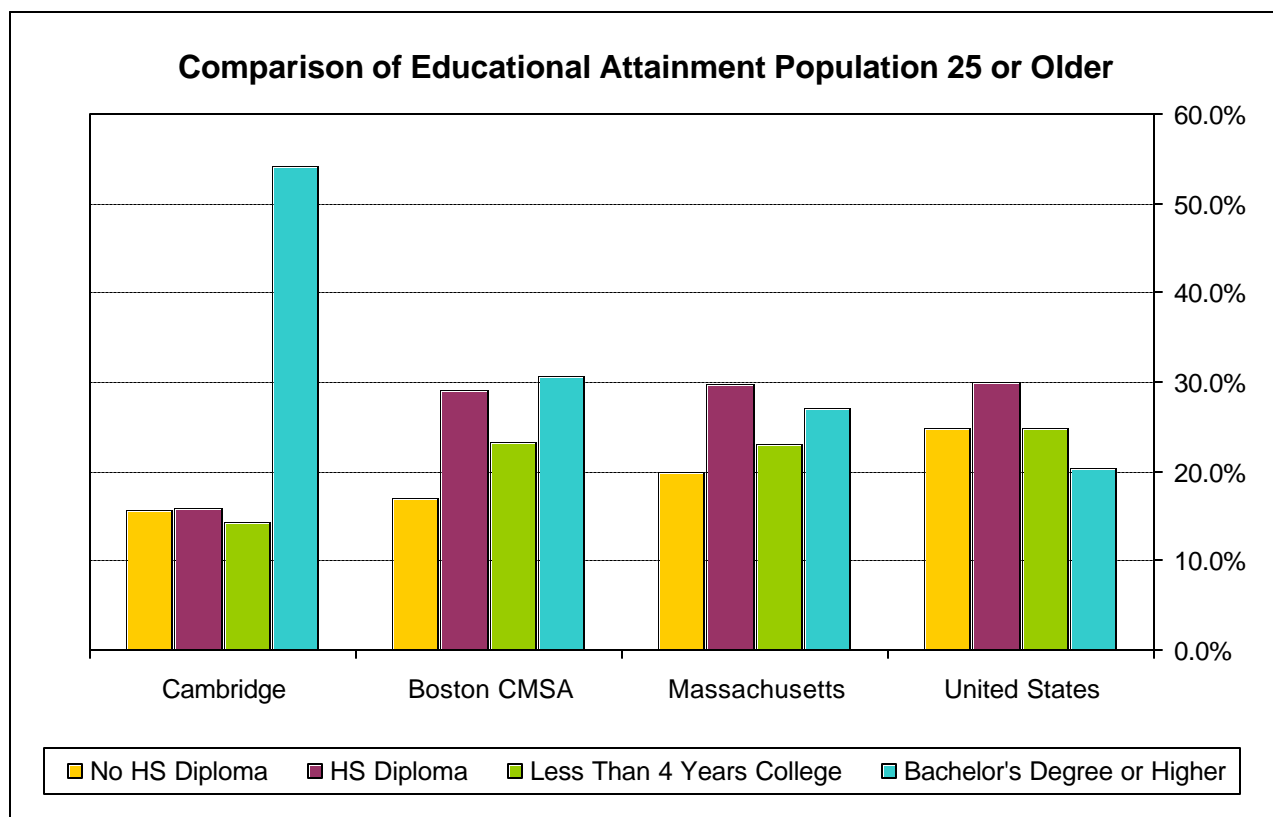
Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF3A tape file.

Comparison of Educational Attainment of Population 25 or Older: Cambridge, Boston CMSA, Massachusetts & United States: 1950 - 1990

	No HS Diploma	HS Diploma	Less Than 4 Years College ¹	Bachelor's Degree or Higher
<i>Cambridge</i>	15.6%	15.8%	14.4%	54.1%
<i>Boston CMSA</i>	17.1%	29.0%	23.3%	30.7%
<i>Massachusetts</i>	20.0%	29.7%	23.0%	27.2%
<i>United States</i>	24.8%	30.0%	24.9%	20.3%

1. Includes both persons with an Associate degree and persons with a partially completed Bachelor degree.
2. Assumes persons reported as having completed four years of high school have a high school diploma and persons reporting four or more years of post secondary education have a Bachelor degree.
3. 1950 figures based on persons reporting education level. 2,060 persons did not report an education level.

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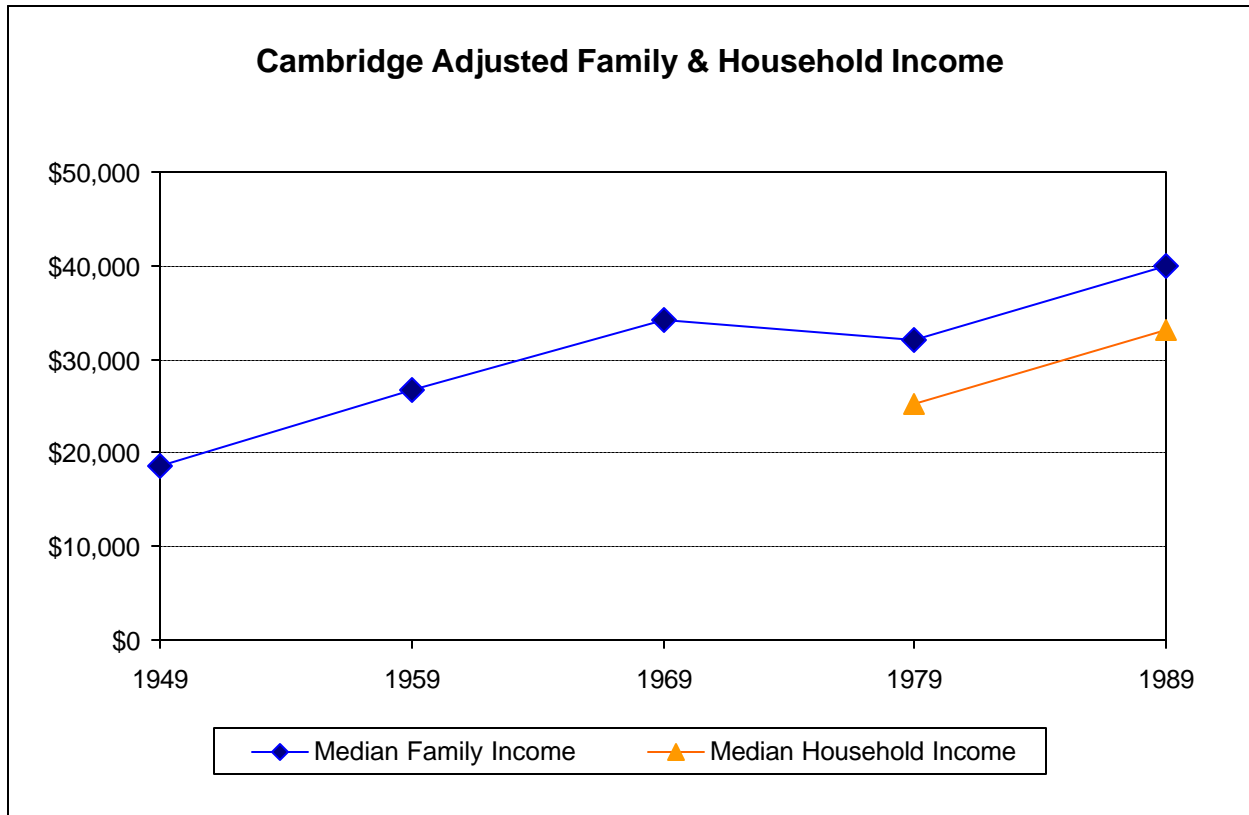
Source: U. S. Census, Decennial Census, STF3A tape file, 1990.

Cambridge Adjusted Family & Household Income: 1949 - 1989

	1949	1959	1969	1979 ¹	1989
Median Family Income	\$18,621	\$26,725	\$34,092	\$32,009	\$39,990
Median Household Income ²	NA	NA	NA	\$25,311	\$33,140

1. All figures are adjusted to the 1989 level using the change in Consumer Price Index for the Boston-Brockton-Nashua MA-NH-ME-CT Consolidated Metropolitan Statistical Area from 1949 to 1989.
2. Household Income was not calculated by the Census Bureau prior to the 1980 census.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.



Sources: U. S. Census, Decennial Census, 1950 - 1990, 1980 & 1990 source STF3A tape file.

Cambridge Neighborhood Family & Household Income: 1979 & 1989

RANK OF NEIGHBORHOODS BY MEDIAN HOUSEHOLD INCOME

1979 ¹		1989	
Neighborhood 10	\$37,978	Neighborhood 10	\$54,656
Neighborhood 9	\$30,845	Cambridge Highlands (12)	\$37,125
Cambridge Highlands (12)	\$30,781	Mid Cambridge (6)	\$37,075
Agassiz (8)	\$28,585	Agassiz (8)	\$36,853
Mid Cambridge (6)	\$27,263	Neighborhood 9	\$36,608
Strawberry Hill (13)	\$25,790	North Cambridge (11)	\$31,516
MIT/Neighborhood 2	\$25,679	East Cambridge (1)	\$30,281
North Cambridge (11)	\$24,804	Wellington-Harrington (3)	\$30,231
Wellington-Harrington (3)	\$23,571	Cambridgeport (5)	\$28,466
Cambridgeport (5)	\$20,266	Strawberry Hill (13)	\$28,368
Riverside (7)	\$19,758	Riverside (7)	\$27,415
Neighborhood 4	\$18,722	MIT/Neighborhood 2	\$26,397
East Cambridge (1)	\$18,235	Neighborhood 4	\$24,665

RANK OF NEIGHBORHOODS BY MEDIAN FAMILY INCOME

1979 ¹		1989	
Neighborhood 10	\$50,618	Neighborhood 10	\$73,300
Agassiz (8)	\$44,061	Agassiz (8)	\$55,407
Cambridge Highlands (12)	\$42,264	Neighborhood 9	\$52,721
Neighborhood 9	\$41,249	Mid Cambridge (6)	\$50,272
Mid Cambridge (6)	\$36,716	Cambridge Highlands (12)	\$43,214
North Cambridge (11)	\$30,650	North Cambridge (11)	\$37,236
Strawberry Hill (13)	\$29,053	East Cambridge (1)	\$37,013
East Cambridge (1)	\$28,513	Strawberry Hill (13)	\$35,357
Wellington-Harrington (3)	\$28,355	Riverside (7)	\$32,746
Cambridgeport (5)	\$27,698	Wellington-Harrington (3)	\$32,615
Riverside (7)	\$24,906	Cambridgeport (5)	\$32,432
MIT/Neighborhood 2	\$23,182	Neighborhood 4	\$26,836
Neighborhood 4	\$19,821	MIT/Neighborhood 2	\$25,000

1. 1979 figures are adjusted to the 1989 level using the change in Consumer Price Index for the Boston-Brockton-Nashua MA-NH-ME-CT Consolidated Metropolitan Statistical Area from 1979 to 1989.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.

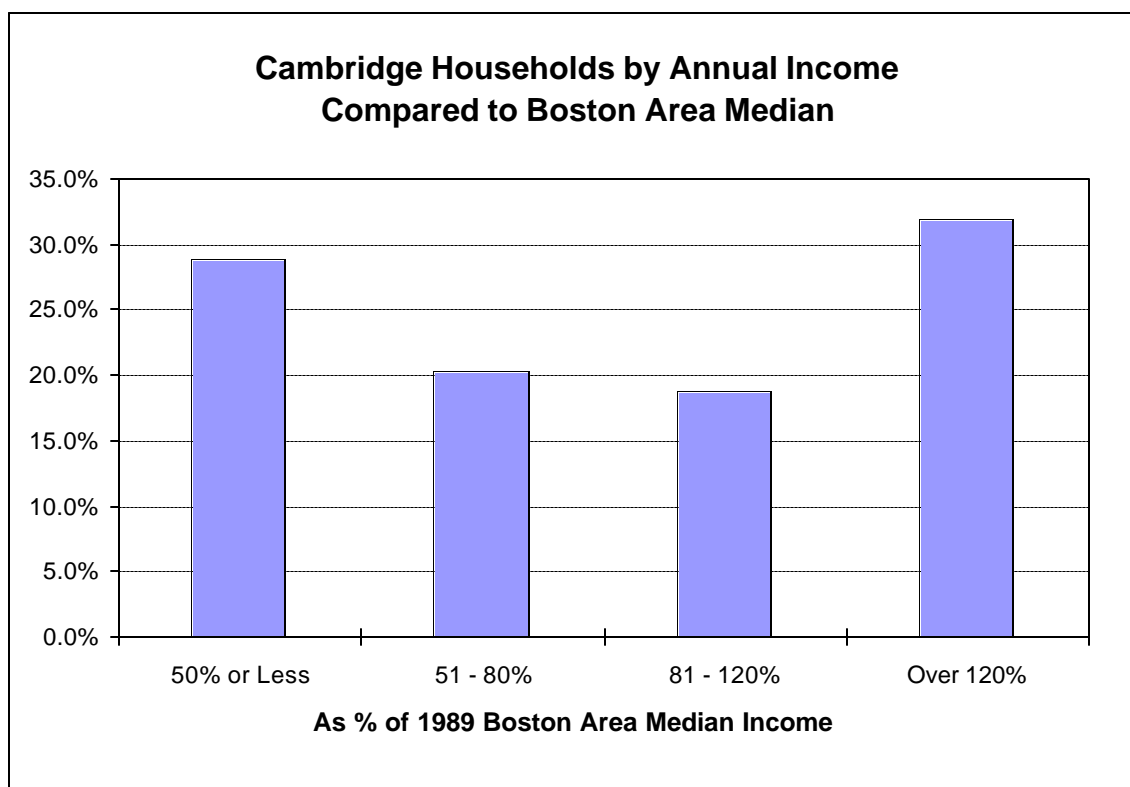
Sources: U. S. Census, Cambridge, Mass. Neighborhood Statistics, 1980;
U. S. Census, User Defined Areas Program analysis of Cambridge, MA., 1990.

1989 Cambridge Annual Household Incomes as Percentage of Boston Area Median Income

Income Level ¹	% of Cambridge Households ²
50% or Less of Median (\$20,000 or less)	28.9%
51 - 80% of Median Income (\$20,000 to \$32,500)	20.3%
81 - 120% of Median Income (\$32,500 - \$50,000)	18.9%
Over 120% of Median Income (Over \$50,000)	31.9%
Total	100.0%

1. Half of households in the Boston Primary Metropolitan Statistical Area (PMSA) have an income greater than the median and half an a income lower than the median; median and average are defined differently.
2. Compares distribution of Cambridge 1989 household incomes to 1989 Boston PMSA median household income of \$40,491. The figures provided here are derived from counts of households by \$2,500 income ranges.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.



Sources: U. S. Census, Decennial Census, STF3A tape file, 1990;
U. S. Census, Decennial Census, Census of Boston CMSA Population & Housing, 1990

Cambridge Resident Labor Force: 1950 - 1990

Category	1950 ¹	1960 ¹	1970 ¹	1980 ¹	1990 ¹
Potential Workers	97,268	85,767	82,454	82,461	83,720
Residents in Labor Force ²	50,522	48,126	49,092	52,070	57,151
Labor Force Participation Rate ²	51.9%	56.1%	59.5%	63.1%	68.3%
Women in Labor Force	19,187	19,950	22,632	25,492	28,453
Women as % of Labor Force	38.0%	41.5%	46.1%	49.0%	49.8%
Unemployed Residents	2,984	690	1,959	2,332	2,941
Civilian Labor Force Unemployment Rate ³	5.9%	1.4%	4.0%	4.5%	5.2%
Potential Workers Not in Labor Force	46,746	37,641	33,362	30,391	26,569
Residents 16 to 19 Enrolled in School, Not in Labor Force	NA	NA	NA	3,992	3,248
Residents Enrolled in College ⁴	13,545	14,318	18,972	23,403	24,364
Residents over 65	11,151	12,617	11,700	10,924	9,941
Noninstitutionalized Residents Unable to Work due to a Disability	3,894	NA	1,834	1,951	1,994
Institutionalized Residents	633	959	1,032	1,061	1,118

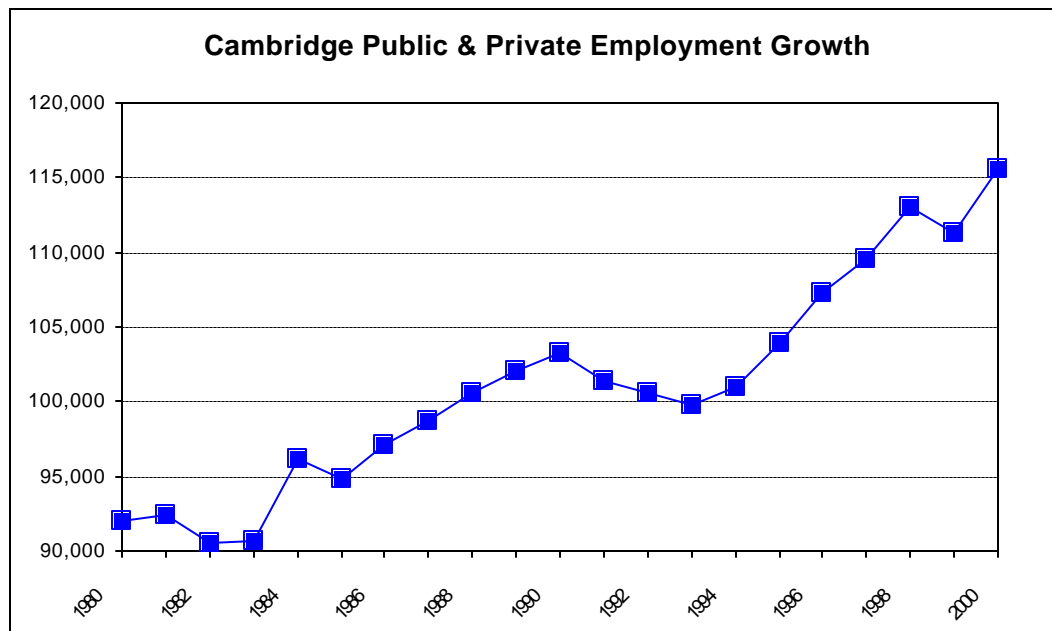
1. For 1950 and 1960 all figures are based on residents 14 and older, unless otherwise stated. 1970, 1980 and 1990 figures are based on residents 16 or older, unless otherwise stated.
2. The Labor Force is composed of all persons 16 or older who work or are currently seeking work. The Labor Force Participation Rate is the fraction of persons 16 or older who are members of the Labor Force.
3. The unemployment rate stated above is calculated by comparing the number of unemployed persons detected by the U. S. Census to the civilian labor force, which in the case of Cambridge is slightly smaller than the total labor force. The civilian labor force does not include residents who actively serve as members of the armed forces. Note that the unemployment rate used here differs significantly from the rate devised by the U. S. Department of Labor and the Massachusetts Dept. of Employment & Training (MA DET), both in how the number is calculated and the result. For example, according to the MA DET, the citywide rate at the time of the 1990 U. S. Census was 3.4%, and in 1980 the annual average was 5.1%. (See page ___ for MA DET rates.)
4. For 1950 the figure reported is Persons Not in Labor Force for reasons "Other and Not Reported." The majority of these persons are assumed to be college students.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.

Cambridge Public & Private Employment: 1980 - 2000

Year	Jobs Reported ¹
1980	92,044
1981	92,363
1982	90,602
1983	90,724
1984	96,192
1985	94,848
1986	97,073
1987	98,686
1988	100,621
1989	102,043
1990	103,277
1991	101,317
1992	100,631
1993	99,751
1994	100,978
1995	103,988
1996	107,240
1997	109,553
1998	113,098
1999	111,325
2000	115,614

1. MA DET figures reflect only those firms and employed persons subject to the unemployment tax. Changes in reporting requirements and corrections to previous reports are responsible for some of the variation over time.

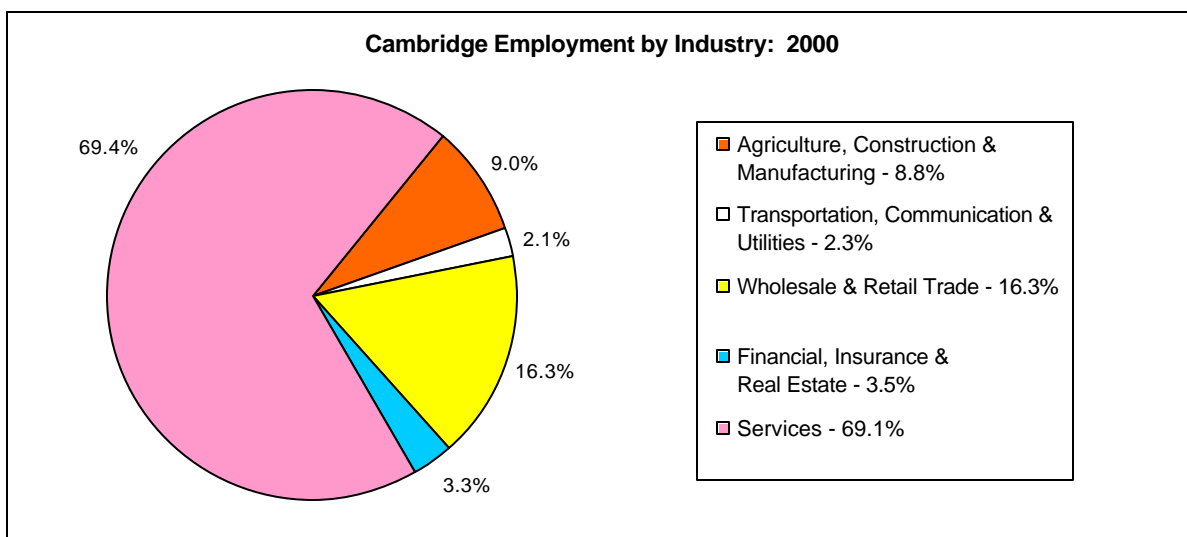
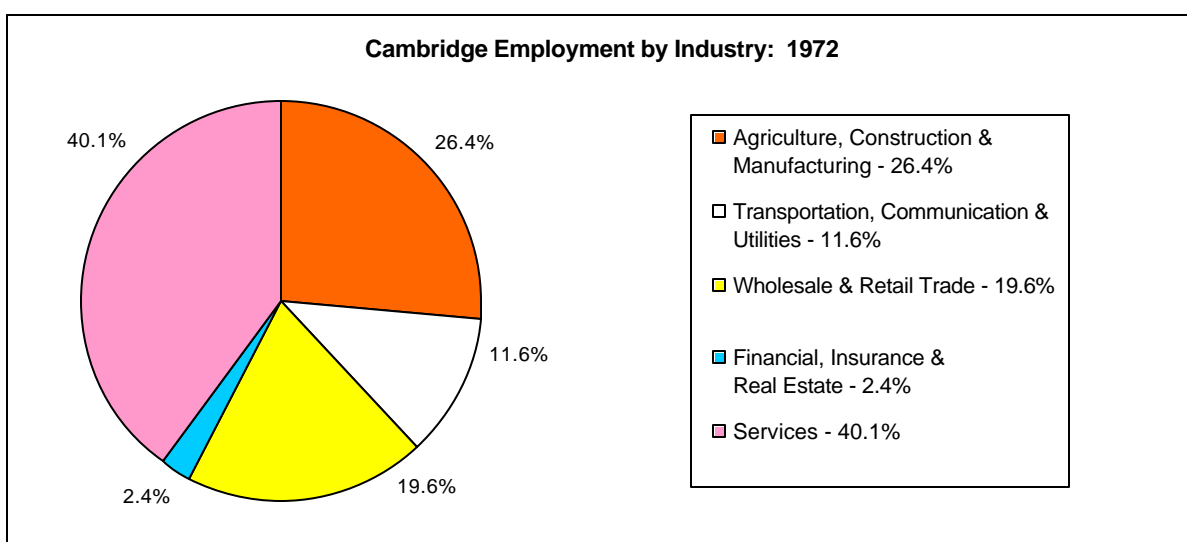


Source: Massachusetts Division of Employment & Training, 2001.

Private Employment by Industry in Cambridge: 1972 vs. 1986 vs. 2000

Industry	1972 Jobs ¹	% of 1972 Total	1986 Jobs ¹	% of 1986 Total	2000 Jobs ¹	% of 2000 Total
Agriculture/Mining	111	0.1%	122	0.1%	295	0.3%
Construction	3,454	4.0%	1,915	2.1%	3,681	3.4%
Manufacturing	19,214	22.3%	11,331	12.5%	5,600	5.2%
Transportation, Communications & Utilities	9,960	11.6%	2,785	3.1%	2,192	2.1%
Wholesale & Retail Trade	16,858	19.6%	16,704	18.5%	17,407	16.3%
Finance, Insurance & Real Estate	2,051	2.4%	3,270	3.6%	3,510	3.3%
Services ²	34,506	40.1%	54,363	60.1%	74,143	69.4%
Total Private Employment	86,154	100.0%	90,490	100.0%	106,828	100.0%

1. Changes in reporting requirements affect the comparability of 1972, 1986 and 2000 figures. Standard Industrial Codes (SICs) used to classify workplaces were redefined in both 1973 and 1988. In 1979 changes enacted into law led to the inclusion of most employees of federal, state and local government, of non-profit pre-elementary, elementary and secondary schools and of certain domestic workers.
2. The services sector includes education, health, business, household and professional services.

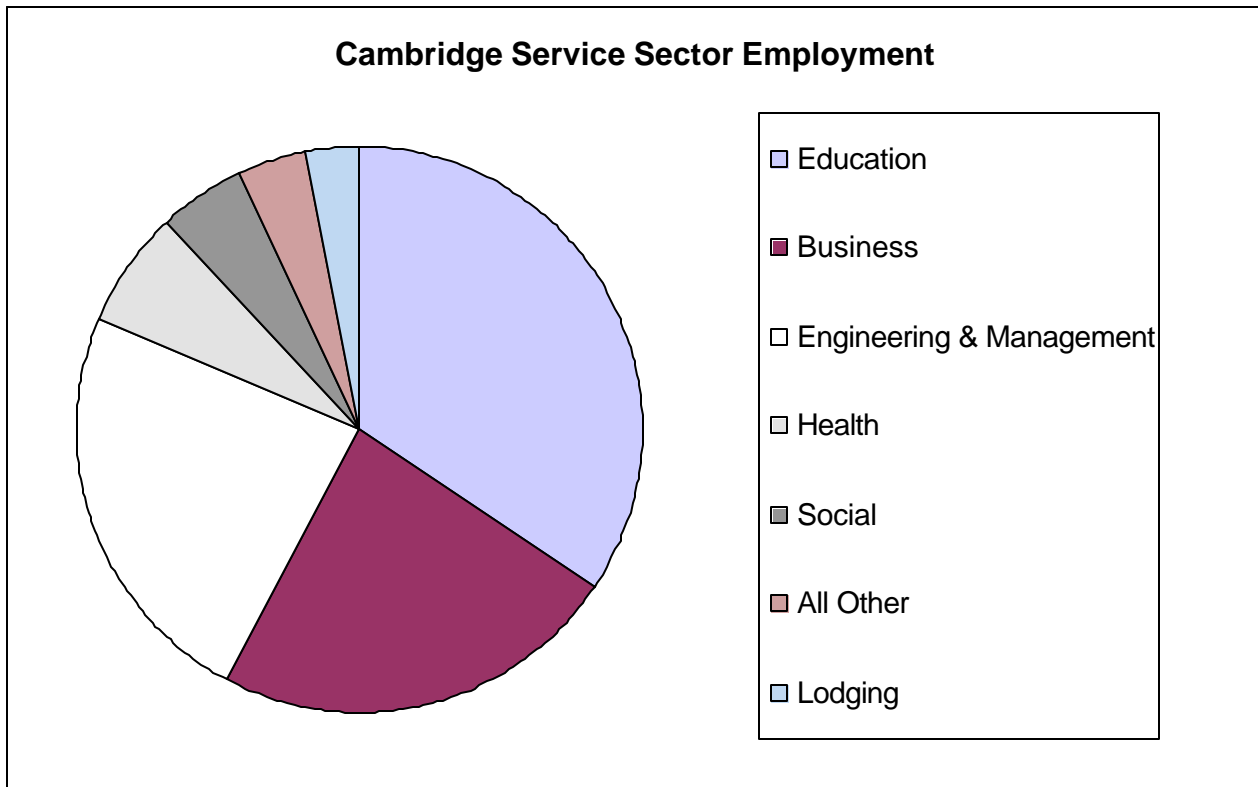


Source: Massachusetts Division of Employment & Training, 2001.

Private Services Sector Employment in Cambridge: 2000

Service Sector	Average 2000 Employment
Education	25,456
Business	17,383
Engineering & Management	17,408
Health	4,994
Social	3,715
All Other	2,981
Lodging	2,200
Total¹	74,137

1. Due to confidential information, note that the total service sector employees reported here does not match the service sector total reported in the preceeding chart.



Source: Massachusetts Division of Employment & Training, 2001.

Top 25 Cambridge Employers: 2001

2001 Rank	NAME OF EMPLOYER	BUSINESS	EMPLOYEES ¹	2000 Rank
1	HARVARD UNIVERSITY	HIGHER EDUCATION	8,403	1
2	MASSACHUSETTS INST. OF TECHNOLOGY	HIGHER EDUCATION	7,426	2
3	CITY OF CAMBRIDGE	GOVERNMENT	3,018	3
4	CAMBRIDGE PUBLIC HEALTH COMM.	MEDICAL	1,729	7
5	LOTUS DEVELOPMENT CORP./IBM	COMPUTER SOFTWARE	1,620	5
6	FEDERAL GOVERNMENT	GOVERNMENT	1,485	6
7	MT AUBURN HOSPITAL	MEDICAL	1,476	4
8	MILLENIUM PHARMACEUTICALS	BIOTECHNOLOGY	1,348	8
9	BIOGEN INC.	BIOTECHNOLOGY	1,155	11
10	GENZYME CORPORATION	BIOTECHNOLOGY	1,112	13
11	DRAPER LABORATORY INC.	RESEARCH & DEVELOPMENT	1,044	10
12	COMMONWEALTH OF MASSACHUSETTS	GOVERNMENT	930	9
13	CAMP, DRESSER, MCKEE	ENGINEERING CONSULTANTS	750	16
14	ARTHUR D. LITTLE INC.	MANAGEMENT CONSULTING	694	12
15	NECCO/HAVILAND	CONFECTIONARY PRODUCTS	647	18
16	WYETH GENETICS INSTITUTE	BIOTECHNOLOGY	638	20
17	MODERN CONTINENTAL COMPANIES	CONSTRUCTION MANAGEMENT	633	23
18	QUEST DIAGNOSTICS	CLINICAL TESTING SERVICES	632	14
19	EF INTERNATIONAL	TRAVEL & EXCHANGE PROGRAMS	612	19
20	AKAMAI TECHNOLOGIES INC. ²	INTERNET NETWORK SERVICES	608	NA
21	WHITEHEAD INSTITUTE	RESEARCH & DEVELOPMENT	562	21
22	LESLEY UNIVERSITY	HIGHER EDUCATION	543	22
23	VERTEX PHARMACEUTICALS INC. ²	PHARMACEUTICAL PRODUCTS	460	30
24	MONITOR GROUP ²	MANAGEMENT CONSULTING	451	26
25	SHAWS SUPERMARKETS/STAR MARKET ²	RETAIL SUPERMARKET	440	28

1. All figures collected between 7/01 and 10/01. All figures reflect employment within the the City of Cambridge only. Whenever possible, totals are based on Full Time Equivalents (FTEs). Part time workers were counted as 0.5 FTEs, unless otherwise indicated by employer response.

2. New to list in 2001.

3. Employers dropped from list since 2000 include Genuity, Sapient Corporation, Forrester Research and Youville Hospital.

Source: Cambridge Community Development Department and cited employers, 2001.

Cambridge Resident Employment by Sector & Occupation: 1950 - 1990

Employed Residents by Sector	1950²	% 1950 Total	1980	% 1980 Total	1990	% 1990 Total
<i>Agriculture/Mining</i>	177	0.4%	202	0.4%	196	0.4%
<i>Construction</i>	2,129	4.5%	1,166	2.3%	1,374	2.5%
<i>Manufacturing</i>	13,678	28.9%	6,620	13.3%	5,240	9.7%
<i>Transportation, Communications & Utilities</i>	3,660	7.7%	2,178	4.4%	2,114	3.9%
<i>Wholesale & Retail Trade</i>	8,894	18.8%	6,013	12.1%	6,089	11.3%
<i>Finance, Insurance & Real Estate</i>	2,391	5.0%	2,531	5.1%	3,337	6.2%
<i>Services¹</i>	13,538	28.6%	28,435	57.2%	33,376	61.7%
<i>Government</i>	2,887	6.1%	2,537	5.1%	2,371	4.4%
Total Residents Employed	47,354	100.0%	49,682	100.0%	54,097	100.0%

Employed Residents by Occupation	1950²	% 1950 Total	1980	% 1980 Total	1990	% 1990 Total
<i>Professional & Technical</i>	7,342	15.6%	17,555	35.3%	21,211	39.2%
<i>Executive & Managerial</i>	3,109	6.6%	5,533	11.1%	8,559	15.8%
<i>Clerical & Administrative</i>	8,947	19.0%	9,034	18.2%	8,418	15.6%
<i>Sales Workers</i>	2,987	6.4%	2,796	5.6%	3,961	7.3%
<i>Service Occupations</i>	6,245	13.3%	6,650	13.4%	6,148	11.4%
<i>Skilled Crafts & Repairs</i>	5,805	12.4%	2,939	5.9%	2,425	4.5%
<i>Operatives & Laborers</i>	12,560	26.7%	5,175	10.4%	3,375	6.2%
Total Residents Employed	46,995	100.0%	49,682	100.0%	54,097	100.0%

1. The service sector includes education, health, business, household and professional services.
2. The Employment by Sector and Occupation totals for 1950 are not equal due both to persons who did not report an occupation and to a data reporting error.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.

EXAMPLES OF SECTORS

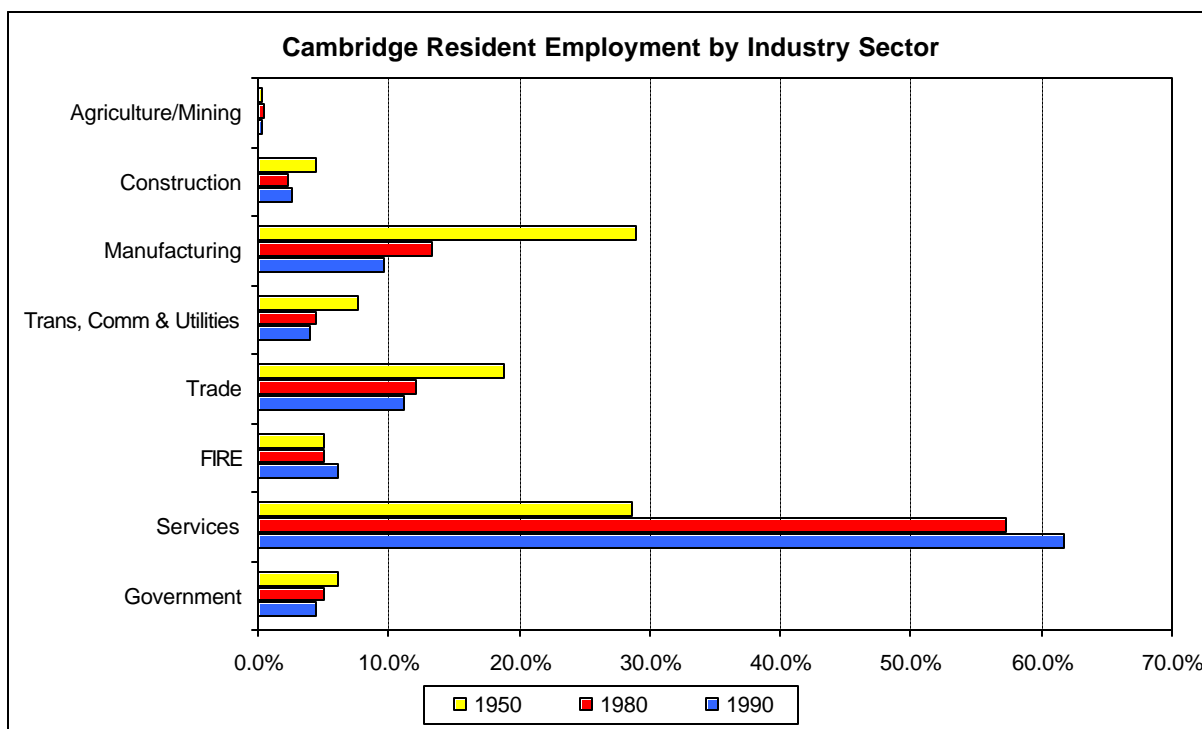
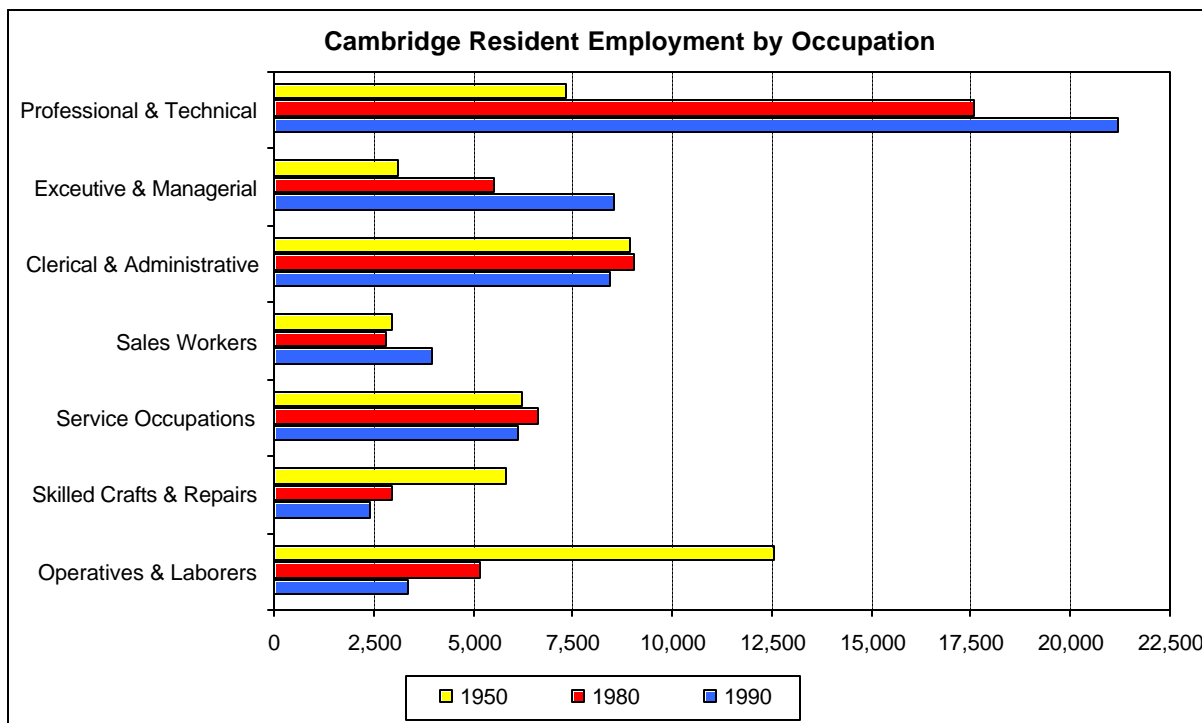
<i>Agriculture/Mining</i>	Plant Nurseries, Landscaping, Fishing
<i>Construction</i>	Building & Highway Construction, Construction Trades
<i>Manufacturing</i>	Confectionary Products, Printing, Chemicals, Electronic Equipment, Instruments
<i>Transportation, Communications & Utilities</i>	Trucking, Transit, Post Office, Airlines, Telephone, TV, Electric Utilities
<i>Wholesale & Retail Trade</i>	Warehousing, Retail Stores, Supermarkets, Auto Dealers, Service Stations, Restaurants
<i>Finance, Insurance & Real Estate</i>	Banks, Credit Unions, Mortgage Brokers, Insurance Agents, Real Estate Brokers
<i>Services¹</i>	Education, Business Consulting, Engineering, Health Care, Social Services
<i>Government</i>	Federal, State & Local Government Offices and Agencies

EXAMPLES OF OCCUPATIONS

<i>Professional & Technical:</i>	Architects, Scientists, Health Practitioners, Teachers, Artists, Laboratory Technicians, Dental Hygienists, Pilots, Computer Programmers
<i>Executive & Managerial:</i>	Managers, Auditors, Postmasters
<i>Clerical & Administrative:</i>	Office Supervisors, Secretaries, Clerks, Mail Carriers
<i>Sales Workers:</i>	Salespersons, Cashiers, Auctioneers
<i>Service Occupations:</i>	Nannies, Laundry Workers, Police Officer, Cooks, Janitors, Hairdressers, Child Care
<i>Skilled Crafts & Repairs:</i>	Mechanics, Repair Persons, Construction Trades, Machinists, Tailors, Butchers
<i>Operatives & Laborers:</i>	Machine Operators, Bus Drivers, Heavy Equipment Operators, Laborers, Gardeners

Cambridge Resident Employment by Sector & Occupation: 1950 - 1990

Note that workers are classified by both occupation and employer. For example, a police officer (service occupation) can be employed by a City (government industry).



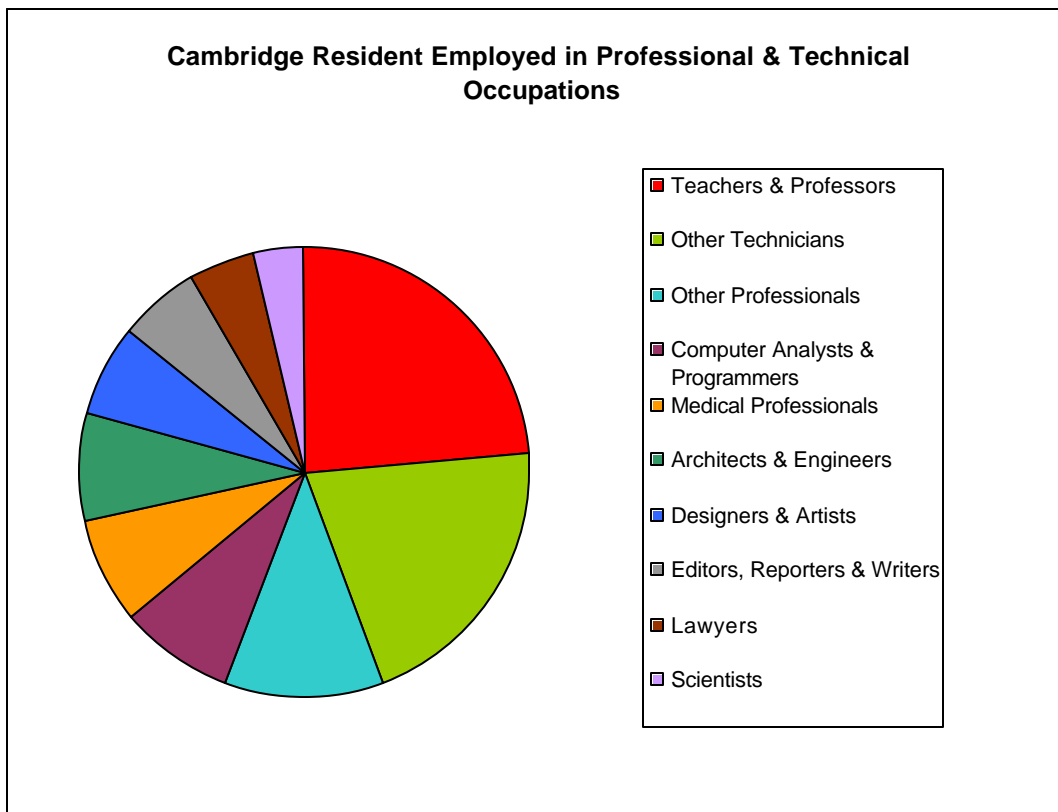
Sources: U. S. Census, Decennial Census, 1950 - 1990; 1980 & 1990 source STF3A tape files.

Cambridge Resident Employment in Professional & Technical Occupations: 1990

Occupation	1990 Persons
Teachers & Professors	5,266
Other Technicians	4,521
Other Professionals	2,519
Computer Analysts & Programmers	1,744
Medical Professionals	1,734
Architects & Engineers	1,689
Designers & Artists	1,495
Editors, Reporters & Writers	1,298
Lawyers	1,040
Scientists	796
Total¹	22,102

1. Note that this table includes unemployed persons who have a professional or technical occupation. The Employment by Sector & Occupation Table includes only employed persons.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.

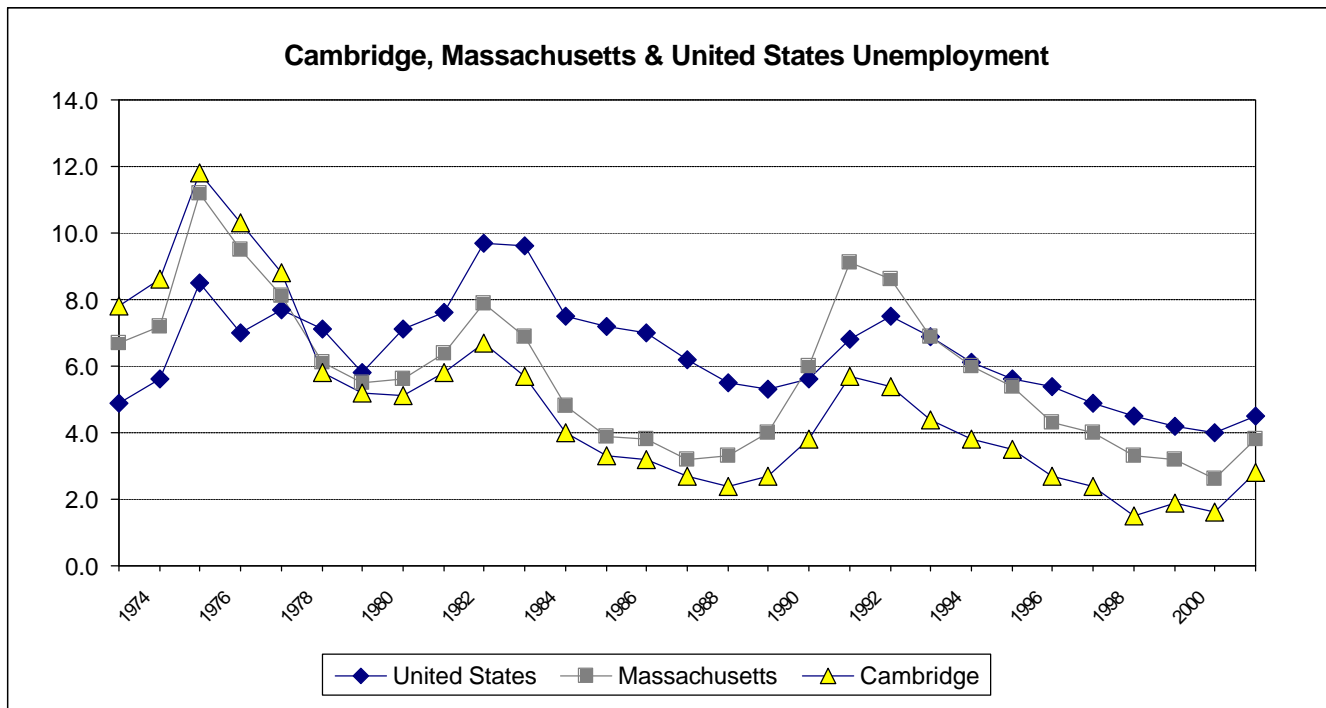


Source: U. S. Census, Equal Employment Opportunity (EEO) File, 1990.

Cambridge Unemployment Rate: 1973 - 2001

Year	US Rate ¹	MA Rate ¹	Cambridge Rate ¹	Year	US Rate ¹	MA Rate ¹	Cambridge Rate ¹
1973	4.9	6.7	7.8	1988	5.5	3.3	2.4
1974	5.6	7.2	8.6	1989	5.3	4.0	2.7
1975	8.5	11.2	11.8	1990	5.6	6.0	3.8
1976	7.0	9.5	10.3	1991	6.8	9.1	5.7
1977	7.7	8.1	8.8	1992	7.5	8.6	5.4
1978	7.1	6.1	5.8	1993	6.9	6.9	4.4
1979 ²	5.8	5.5	5.2	1994	6.1	6.0	3.8
1980	7.1	5.6	5.1	1995	5.6	5.4	3.5
1981	7.6	6.4	5.8	1996	5.4	4.3	2.7
1982	9.7	7.9	6.7	1997	4.9	4.0	2.4
1983	9.6	6.9	5.7	1998	4.5	3.3	1.9
1984	7.5	4.8	4.0	1999	4.2	3.2	1.9
1985	7.2	3.9	3.3	2000	4.0	2.6	1.6
1986	7.0	3.8	3.2	July 2001	4.5	3.8	2.8
1987	6.2	3.2	2.7				

1. The unemployment rates presented in this table are not seasonally adjusted.
2. Two changes occurred in 1979. For the first time the table includes most employees of state and local government, of non-profit pre-elementary, elementary and secondary schools, as well as to certain domestic workers. In addition, data was incorporated for the first time for employees covered by the Compensation for Federal Employees Law. Due to these changes, prior year figures are fully comparable.



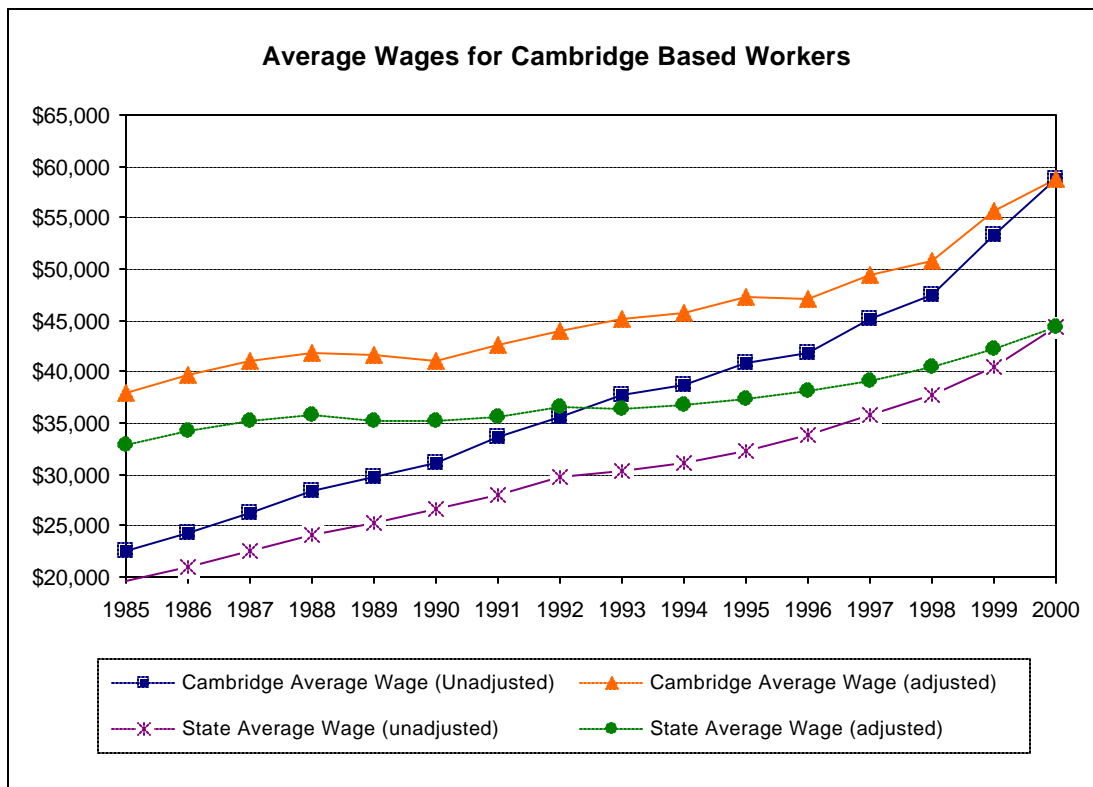
Source: Massachusetts Division of Employment & Training, 2001.

Cambridge Average Reported Annual Wage: 1985 - 2000

Year	Cambridge Average Annual Wage (unadjusted)	Cambridge Average Annual Wage (adjusted) ¹	State Average Annual Wage (unadjusted)	State Average Annual Wage (adjusted) ¹
1985	\$22,571	\$37,880	\$19,612	\$32,914
1986	\$24,301	\$39,765	\$20,909	\$34,215
1987	\$26,150	\$41,000	\$22,458	\$35,212
1988	\$28,341	\$41,895	\$24,150	\$35,700
1989	\$29,821	\$41,699	\$25,220	\$35,266
1990	\$31,038	\$41,026	\$26,667	\$35,249
1991	\$33,622	\$42,572	\$28,030	\$35,492
1992	\$35,652	\$44,049	\$29,651	\$36,635
1993	\$37,641	\$45,199	\$30,229	\$36,299
1994	\$38,620	\$45,776	\$31,023	\$36,771
1995	\$40,767	\$47,193	\$32,322	\$37,417
1996	\$41,840	\$47,041	\$33,926	\$38,143
1997	\$45,199	\$49,425	\$35,724	\$39,064
1998	\$47,427	\$50,714	\$37,787	\$40,406
1999	\$53,363	\$55,667	\$40,391	\$42,135
2000	\$58,787	\$58,787	\$44,329	\$44,329

1. Wages adjusted to 2000 dollars using the Consumer Price Index for all Urban Consumers for the Boston-Brockton-Nashua MA-NH-ME-CT statistical area.

2. MA DET figures reflect only those firms and employed persons subject to the unemployment tax.

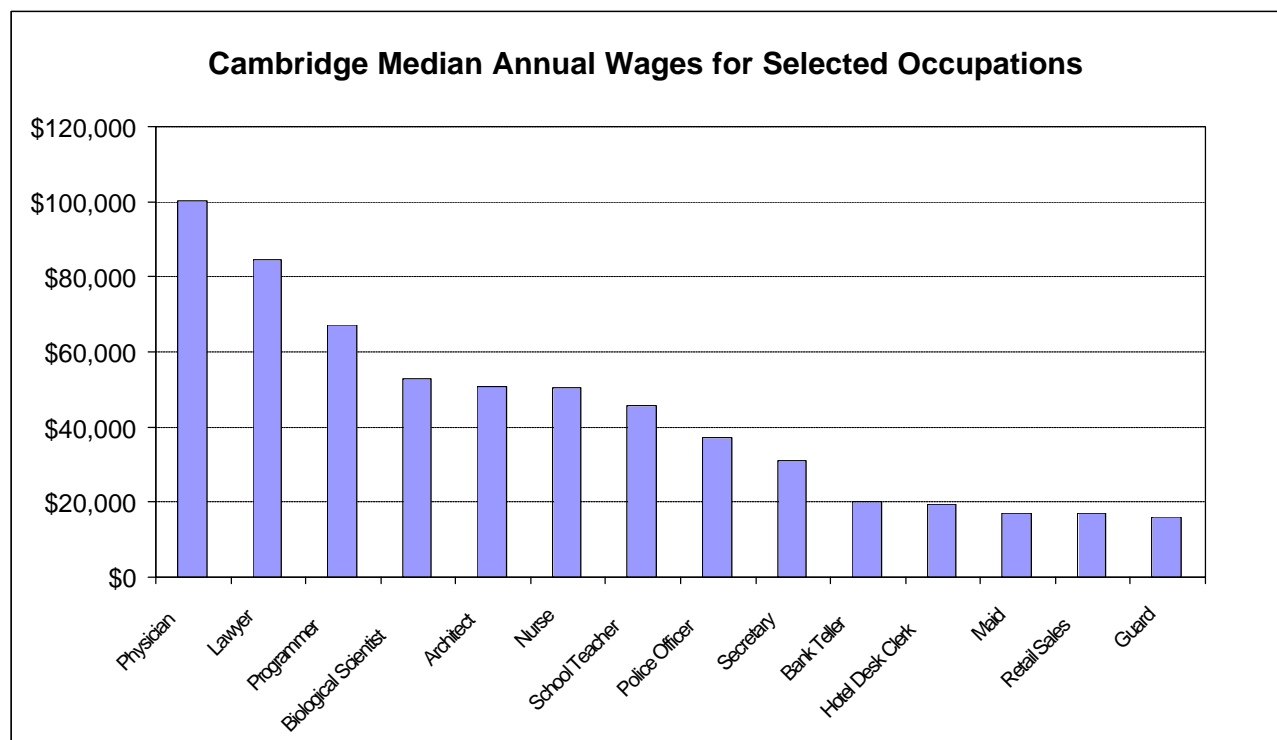


Sources: Massachusetts Division of Employment & Training, 2001. U. S. Bureau of Labor Statistics, 2001.

Metro North Median Annual Wages for Selected Occupations: 1998

Occupation	Annual Salary ¹	Hourly Rate
Architect, except Landscape & Marine	\$50,877	\$24.46
Bank Teller	\$20,238	\$9.73
Biological Scientist	\$52,853	\$25.41
Computer Programmer	\$67,059	\$32.24
Guards & Watch Guards	\$15,891	\$7.64
Hotel Desk Clerk	\$19,386	\$9.32
Lawyer	\$84,614	\$40.68
Maids & Housekeeping Cleaners	\$17,202	\$8.27
Physicians & Surgeons ²	\$100,235	\$48.19
Police Patrol Officer	\$37,294	\$17.93
Registered Nurse	\$50,315	\$24.19
Retail Sales	\$17,077	\$8.21
Secondary School Teacher	\$45,656	\$21.95
Secretary, except Legal & Medical	\$30,867	\$14.84

1. Annual salaries are based on 2,080 hours worked. Hourly rates are typically reported by MA DET only for nonexempt positions.
2. Mean annual wage; median annual wage not available.

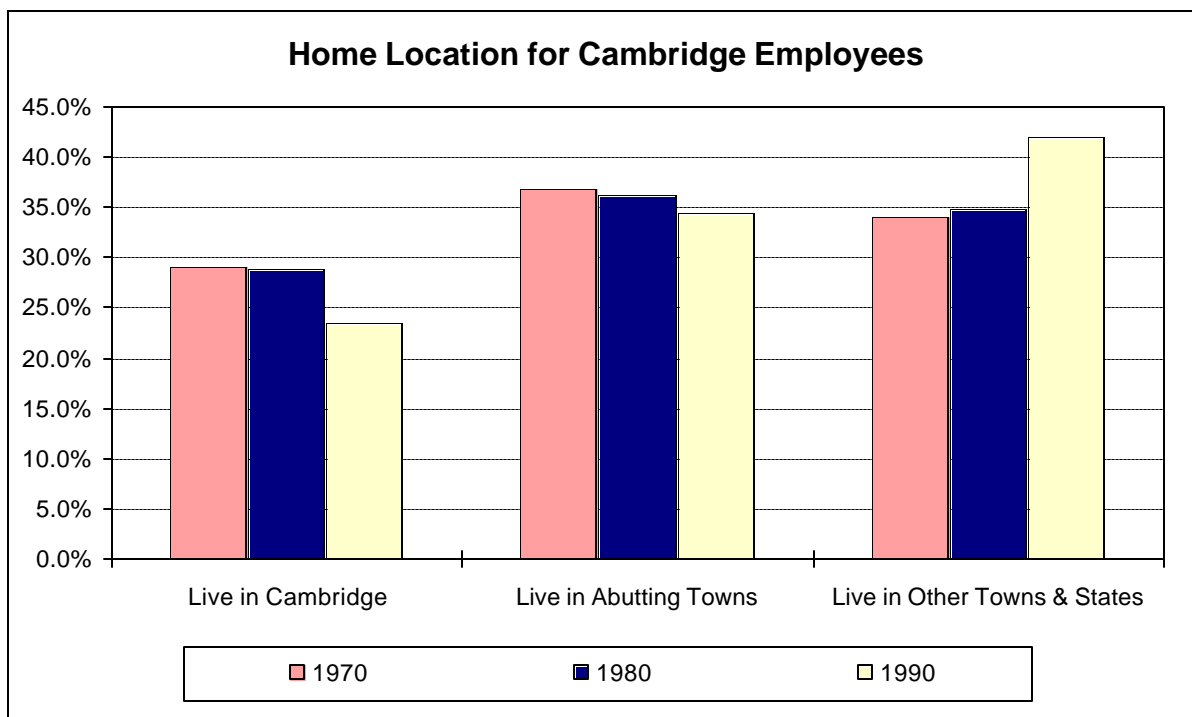


Source: Massachusetts Division of Employment & Training, Occupational Wage Survey, Metro North SDA, 1998

Where People Who Work in Cambridge Reside: 1970 - 1990

	1970	1980	1990
Live in Cambridge	29.0%	28.8%	23.5%
Live in Abutting Towns ¹	36.9%	36.3%	34.5%
Total Live in Cambridge & Abutting Towns	65.9%	65.1%	58.0%
Live in Other Towns & States	34.1%	34.9%	42.0%
All Cambridge Employees	100.0%	100.0%	100.0%

1. Abutting towns include Arlington, Belmont, Boston, Brookline, Somerville, and Watertown.

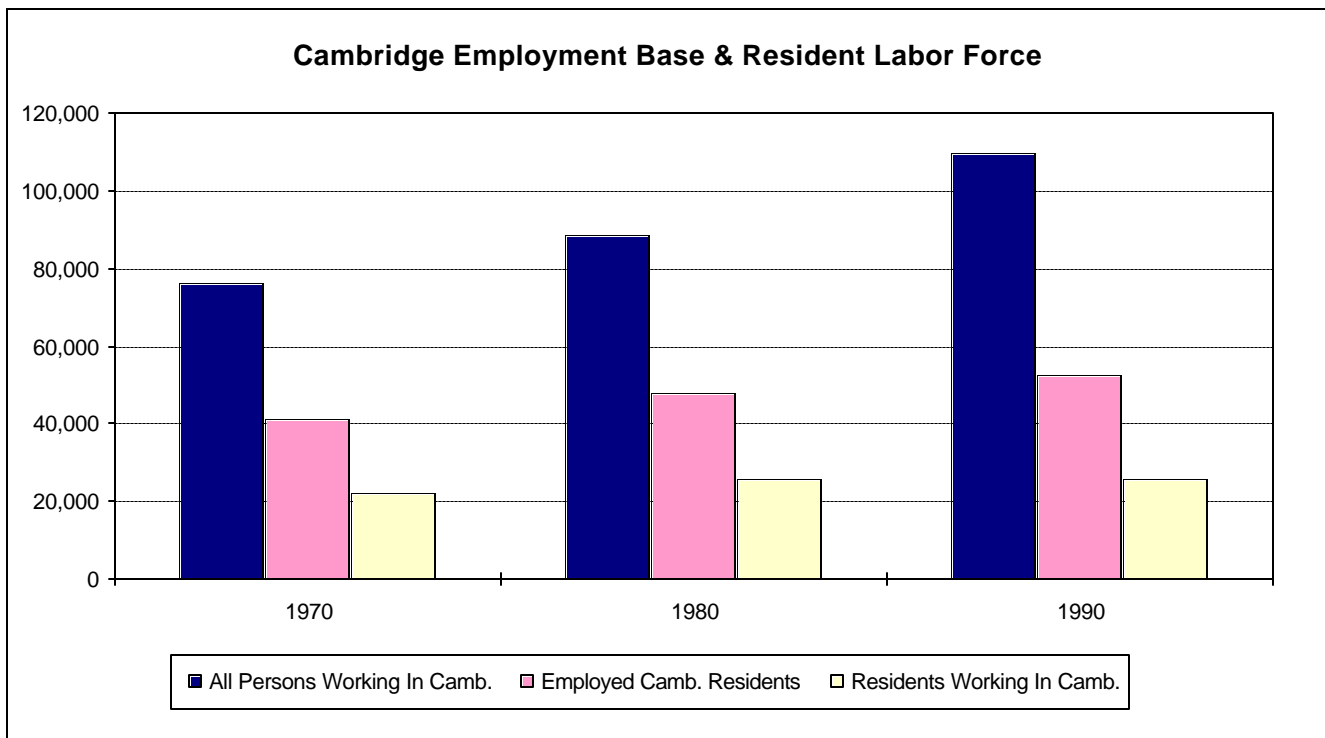


Sources: U. S. Census, Journey to Work Subject Report, 1970. U. S. Census, UAC Data Report, 1970.
U. S. Census, Urban Transportation Planning Package for Massachusetts, Pt. VI, 1980;
U. S. Census, Statewide Element of Census Transportation Planning Package, 1990.

Where Cambridge Residents Work: 1970 - 1990

	1970 ¹	1980 ²	1990 ³
<i>All Persons Reporting Place of Work in Cambridge⁴</i>	76,112	88,594	109,490
<i>Cambridge Residents Reporting Place of Work</i>	40,984	47,818	52,588
<i>Cambridge Residents Employed in Cambridge</i>	22,074	25,512	25,730
<i>As % of All Persons Wkg. In Cambridge</i>	29.0%	28.8%	23.5%
<i>As % of Employed Residents</i>	53.9%	53.4%	48.9%
<i>Camb. Residents Working Elsewhere</i>	18,910	22,306	26,858

1. Figures for workers 16+. Figures reported elsewhere may include workers 14+. Employed persons not reporting a place or work not included in table. In 1970, 4,873 employed Cambridge residents did not report a place of work.
2. Figures for workers 16+. Reflects Cambridge residents employed only in New England states. Nonreporters allocated by Census Bureau Journey to Work branch.
3. Figures for workers 16+. Allocation of nonreporters by Census Bureau as part of 1990 census data processing.
4. This figure consists of all persons reporting a workplace in Cambridge, regardless of place of residence. These figures are reported by the U. S. Census, and they do not match either the labor force figures generated by the Census Bureau or the annual employment figures generated by the MA DET.

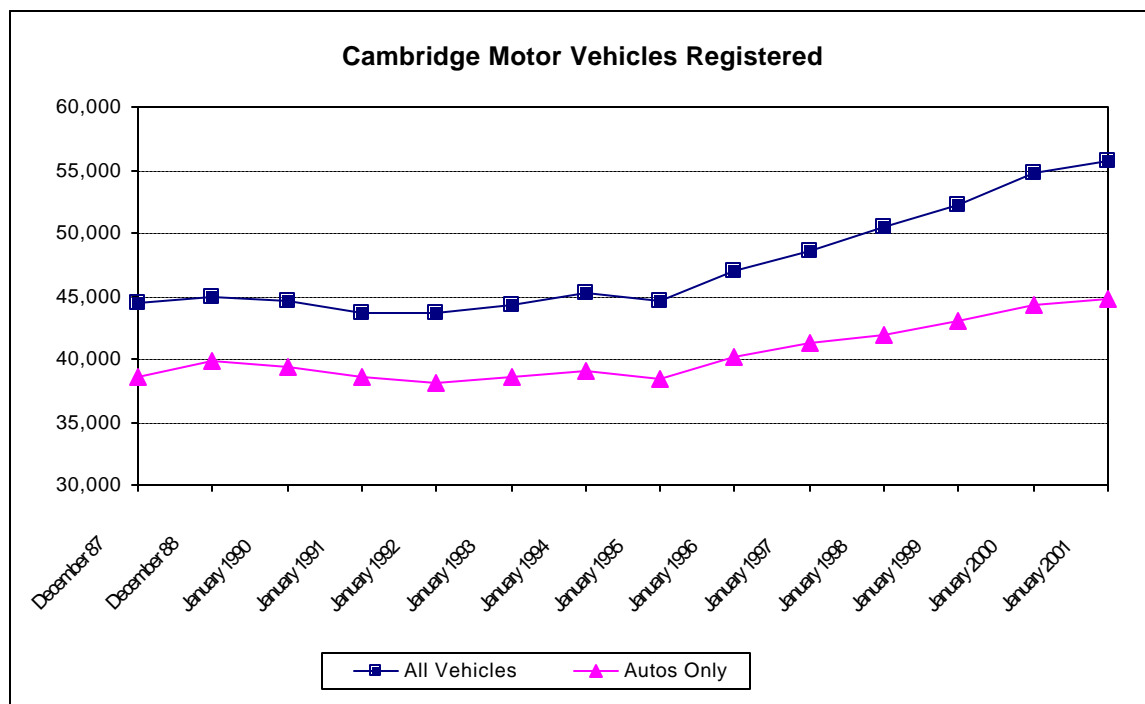


Sources: U. S. Census, *Journey to Work Subject Report*, 1970;
U. S. Census, *Urban Transportation Planning Package for Massachusetts, Pt. VI*, 1980;
U. S. Census, *Statewide Element of Census Transportation Planning Package*, 1990.

Cambridge Resident Automobile Registration: 1970 - 2001

Date	Total Vehicles Registered	% Change from Previous Year	Autos Registered	All Other Vehicles Registered ¹
1970	--	--	27,866	--
1981	37,969	--	33,130	4,839
1982	--	--	34,763	--
1986	--	--	38,997	--
December 87	44,459	--	38,650	5,809
December 88	44,856	0.9%	39,846	5,010
January 1990	44,661	-0.4%	39,429	5,232
January 1991	43,684	-2.2%	38,623	5,061
January 1992	43,710	0.1%	38,127	5,583
January 1993	44,321	1.4%	38,528	5,793
January 1994	45,218	2.0%	39,025	6,193
January 1995	44,524	-1.5%	38,385	6,139
January 1996	47,001	5.6%	40,156	6,845
January 1997	48,523	3.2%	41,272	7,251
January 1998	50,451	4.0%	41,890	8,561
January 1999	52,271	3.6%	43,028	9,243
January 2000	54,798	4.8%	44,265	10,533
January 2001	55,679	1.6%	44,698	10,981

1. All other vehicle types include trucks (including many SUVs), trailers, motorcycles and misc. vehicle types.



Sources: Mass. Registry of Motor Vehicles & Mass. Dept. of Revenue Municipal Data Bank, 2001;
Boston Globe, Passenger Vehicle Registrations, February 15, 1988;
 CTPS, Transportation Facts for the Boston Region, 1983.

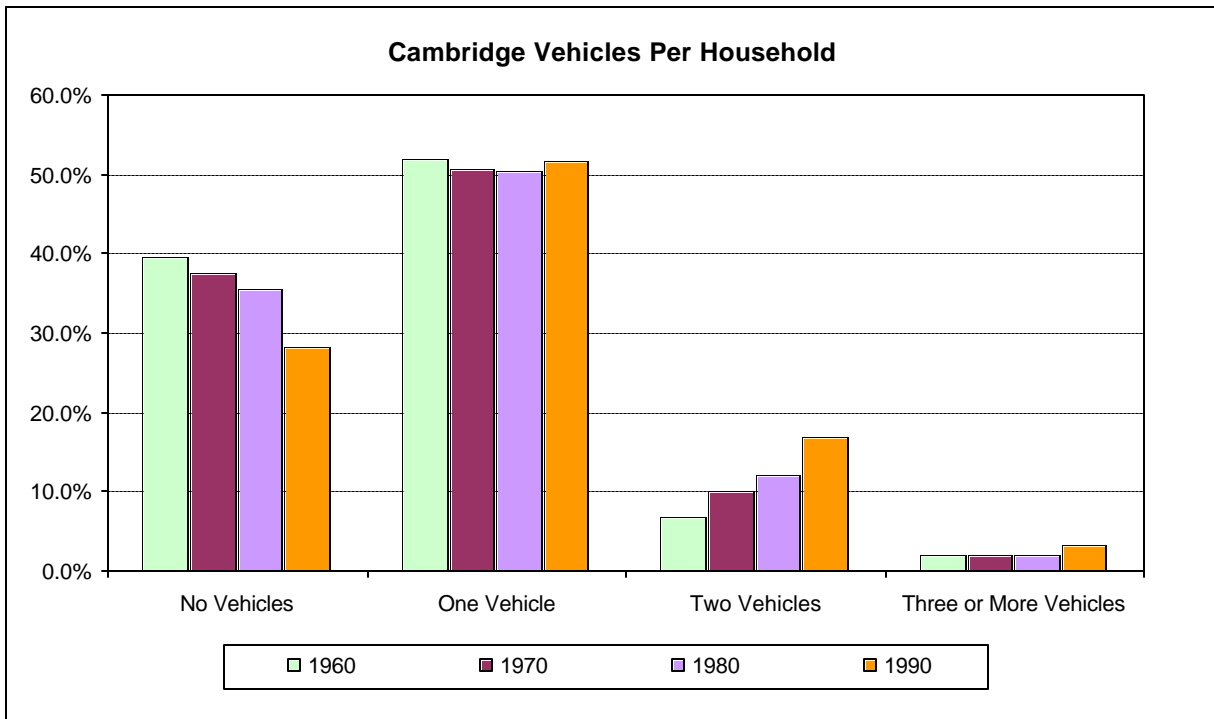
Cambridge Vehicles Per Household: 1960 - 1990

NUMBER OF VEHICLES PER HOUSEHOLD ¹

Year	None		One		Two		Three or More		Est. Total ²
1960 Households	13,516	39.5%	17,791	51.9%	2,295	6.7%	651	1.9%	24,334
1970 Households	13,642	37.5%	18,411	50.6%	3,673	10.1%	690	1.9%	27,827
1980 Households	13,844	35.6%	19,542	50.3%	4,706	12.1%	744	1.9%	31,186
1990 Households	11,137	28.2%	20,339	51.6%	6,676	16.9%	1,283	3.3%	37,540

1. Note that the number of vehicles reported here differs from that reported by the Registry of Motor Vehicles. The figures are collected using different methodologies and are not directly comparable. The Decennial Census does not report commercial vehicles owned.
2. Estimated total assumes three cars owned for all households reporting three or more vehicles.

N. B.: Census 2000 data on this topic to be available during the Summer 2002.

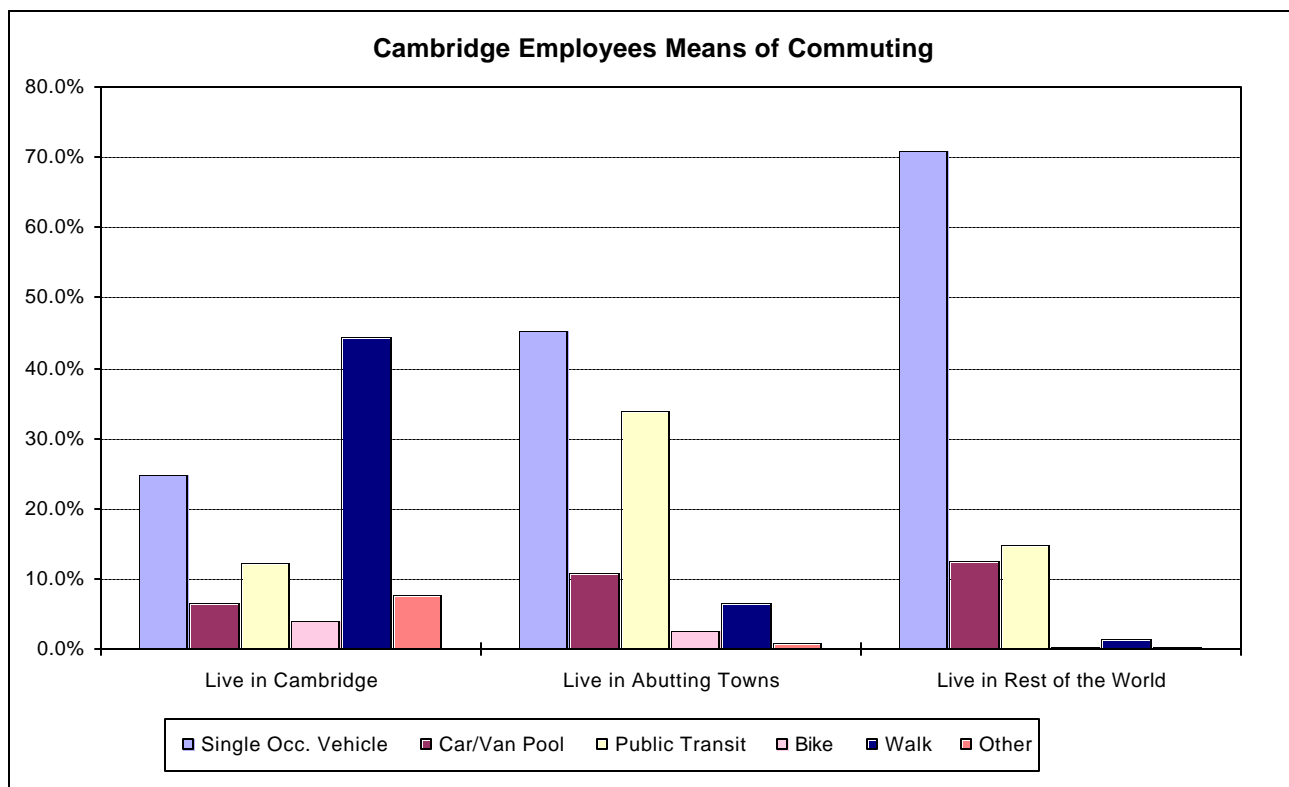


Sources: U. S. Census, Decennial Census, 1960 - 1990, 1980 & 1990 source STF3A tape file.

1990 Means of Commuting to Work in Cambridge

Cambridge Employees by Home Location	Where Person Lives as % All Persons	Single Occ. Vehicle	Car/Van Pool	Public Transit	Bike	Walk	Other
Live in Cambridge	23.3%	24.8%	6.6%	12.3%	4.0%	44.5%	7.8%
Live in Abutting Towns ¹	34.6%	45.2%	10.8%	34.0%	2.7%	6.5%	0.8%
Total Cambridge & Abutting Towns	57.9%	37.0%	9.1%	25.2%	3.2%	21.8%	3.6%
Live in Other Towns & States	42.1%	70.8%	12.5%	14.7%	0.3%	1.4%	0.3%
All Cambridge Employees	100.0%	51.2%	10.6%	20.8%	2.0%	13.2%	2.2%

1. Abutting towns include Arlington, Belmont, Boston, Brookline, Somerville, and Watertown.

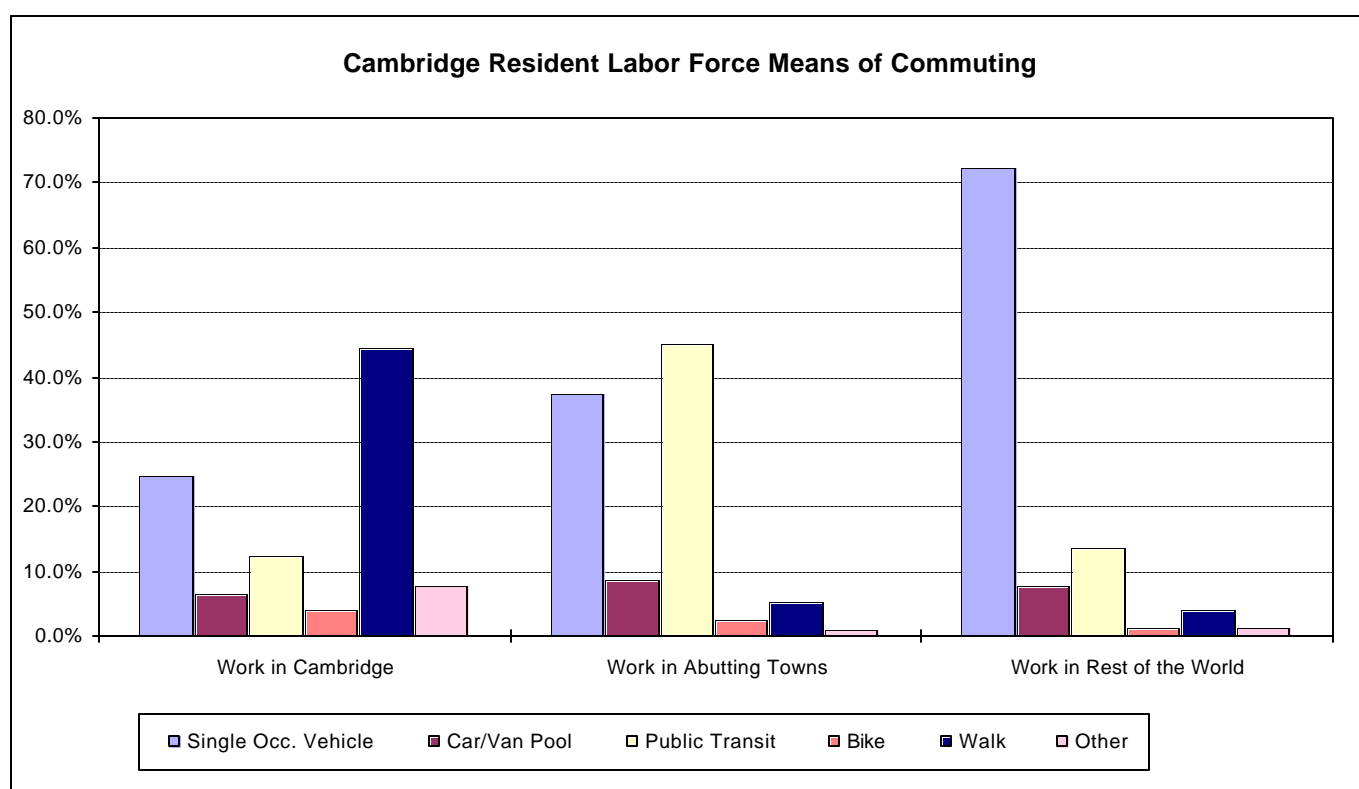


Source: Central Transportation Planning Staff & U. S. Census, Journey to Work traffic zone data file, 1990.

1990 Cambridge Residents Means of Commuting to Work in Cambridge & Elsewhere

Cambridge Labor Force by Work Location	Where Person Works as % All Persons	Single Occ. Vehicle	Car/Van Pool	Public Transit	Bike	Walk	Other
Work in Cambridge	48.7%	24.8%	6.6%	12.3%	4.0%	44.5%	7.8%
Work in Abutting Towns ¹	33.0%	37.5%	8.7%	45.0%	2.5%	5.3%	0.9%
Total Cambridge & Abutting Towns	81.7%	29.9%	7.5%	25.5%	3.4%	28.7%	5.0%
Work in Other Towns & States	18.3%	72.2%	7.7%	13.7%	1.1%	4.0%	1.3%
All Resident Labor Force	100.0%	37.7%	7.5%	23.4%	2.9%	24.2%	4.3%

1. Abutting towns include Arlington, Belmont, Boston, Brookline, Somerville, and Watertown.



Source: Massachusetts Central Transportation Planning Staff & U. S. Census, Journey to Work traffic zone data file, 1990.

Cambridge MBTA Usage

TOTAL DAILY BOARDINGS

Red Line Station	1989	1997	Change	% Change
<i>Alewife</i>	8,237	9,317	1,080	13.1%
<i>Davis</i>	7,157	10,634	3,477	48.6%
<i>Porter</i>	5,980	7,187	1,207	20.2%
<i>Harvard</i>	19,772	19,967	195	1.0%
<i>Central</i>	10,393	11,553	1,160	11.2%
<i>Kendall</i>	9,986	11,147	1,161	11.6%

Green Line Station	1985	1997	Change	% Change
<i>Lechmere</i> ¹	3,753	5,312	1,559	41.5%

1. *Lechmere* figures are for 1985 and 1997 respectively. Note that this differs from Red Line figures, which are from 1989 and 1997.

PARKING FACILITY UTILIZATION²

Facility Name	FY 95	FY 96	FY 97
<i>Alewife</i>			
<i>Parking Spaces</i>	2,331	2,331	2,474
<i>% Utilization</i> ³	112.1%	113.9%	111.9%
<i>Lechmere</i>			
<i>Parking Spaces</i>	328	328	328
<i>% Utilization</i> ³	110.1%	108.5%	108.8%

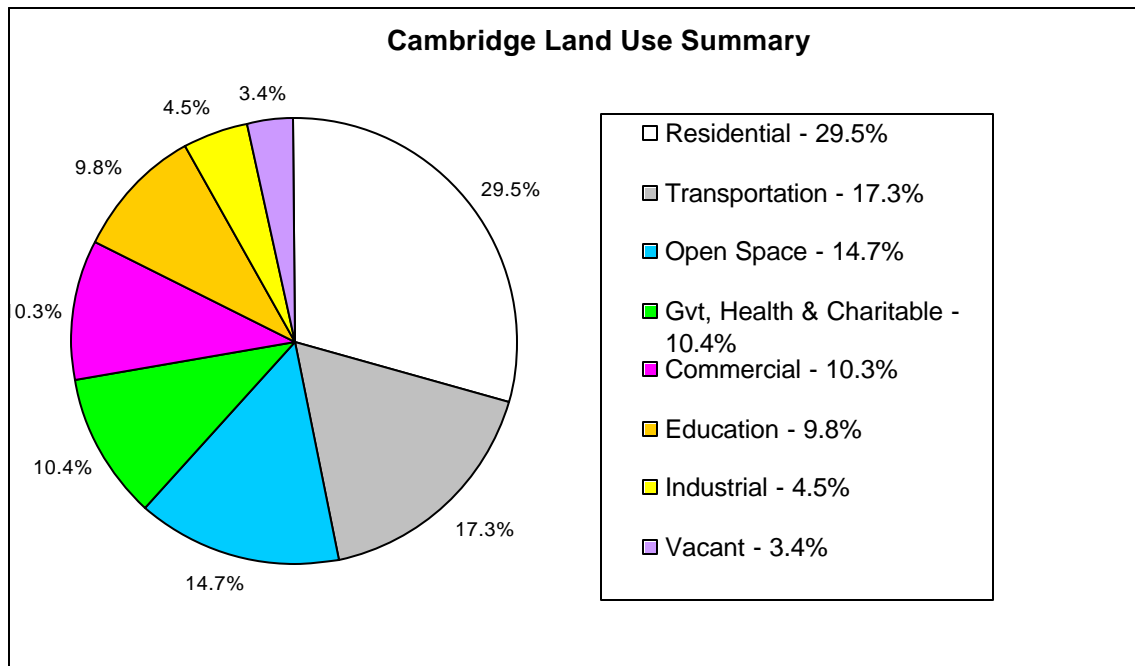
2. Note that Fiscal Years (FYs) start on July 1 of the previous calendar year and end on June 30 of the year enumerated.
3. Utilization refers to turnover within the period surveyed. Figures in excess of 100% indicates that some percentage of parking spaces were used by more than one vehicle during the survey period.

Source: Massachusetts Bay Transportation Authority, 1999.

1998 Cambridge Land Use Summary

Land Use Category	Parcels	Acres	Acres As % of City
<i>Residential</i> ¹	11,009	1,347	29.5%
<i>Transportation</i> ²	209	788	17.3%
<i>Protected Open Space</i> ³	90	671	14.7%
<i>Gvt, Health & Charitable</i> ⁴	368	475	10.4%
<i>Commercial</i> ⁵	1,090	472	10.3%
<i>Education</i> ⁶	365	448	9.8%
<i>Industrial</i> ⁷	184	207	4.5%
<i>Vacant</i>	283	154	3.4%
Total	13,598	4,563	100.0%

1. Residential properties includes private residential, housing authority developments, and rectories.
2. Transportation uses include MBTA properties, street right-of-ways, and parking lots.
The origin of the figure for street right-of-ways, which dates from 1980, is unclear.
3. Open Space uses include city recreation land, MDC properties, and open water.
However, a small amount of land under water is included in the Commercial uses category.
4. Gvt., Health and Charitable uses include city, federal, state, and county properties, as well as health related uses, cemeteries and misc. charitable properties. Public school properties are grouped with Educational uses.
5. Commercial uses include both commercial and mixed use commercial/residential properties.
6. Educational uses include properties owned by colleges, as well as all public and private school grounds.
7. Industrial uses include both industrial and mixed use industrial/residential properties.

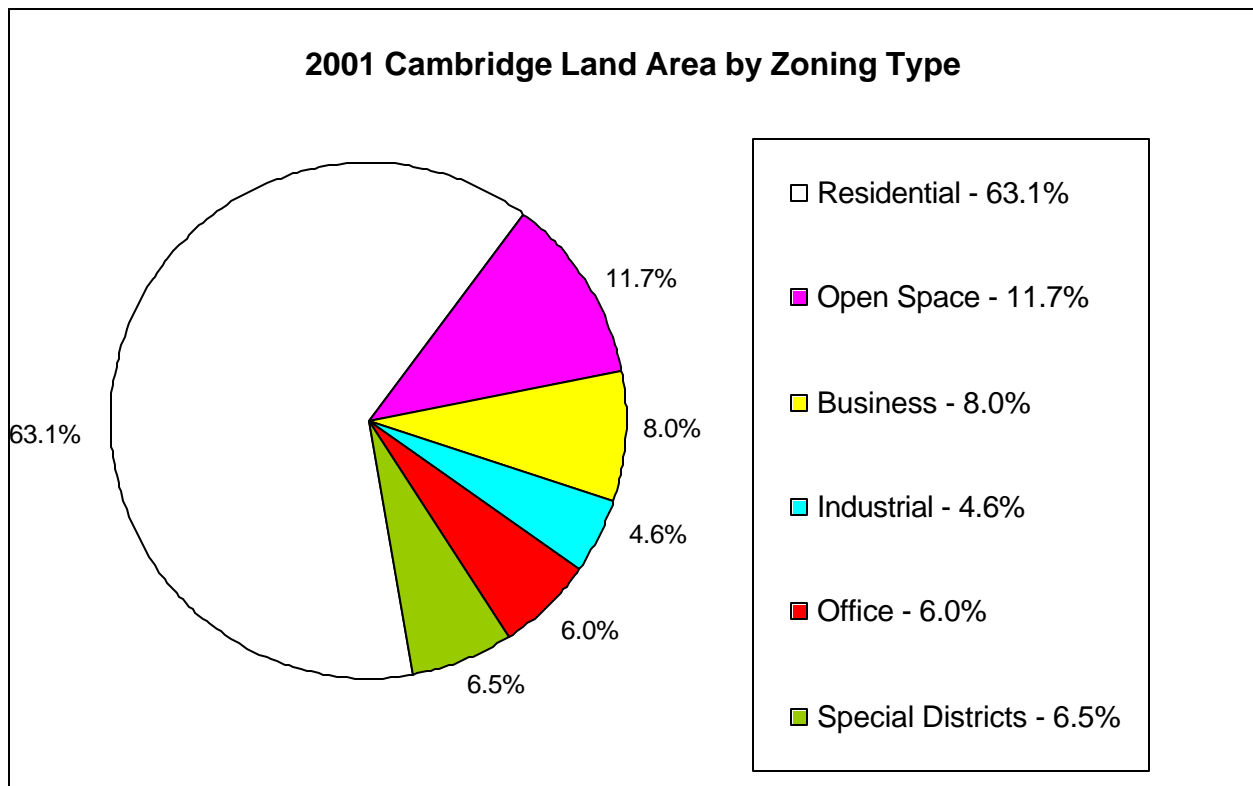


Sources: Cambridge Community Development Department, 1998;
Cambridge Revaluation Office, 1998.

2001 Cambridge Zoning District Areas

Zoning District Type ¹	Acres ²	Acres as % of City
Zoned Residential	2,880	63.1%
Zoned Open Space	533	11.7%
Zoned Business	366	8.0%
Zoned Industrial	212	4.6%
Zoned Office	275	6.0%
Special Zoning Districts ³	297	6.5%
Total	4,563	100.0%

1. These terms refer to zoning district designations; the zoning district in which a parcel is located and the current use may differ. Unlike the preceeding table, this table does not include land dedicated to transportation uses.
2. Reflects zoning as amended through Ordinance # 12 of February 12, 2001.
3. Special Districts include the MXD, CRDD and SD zoning districts.

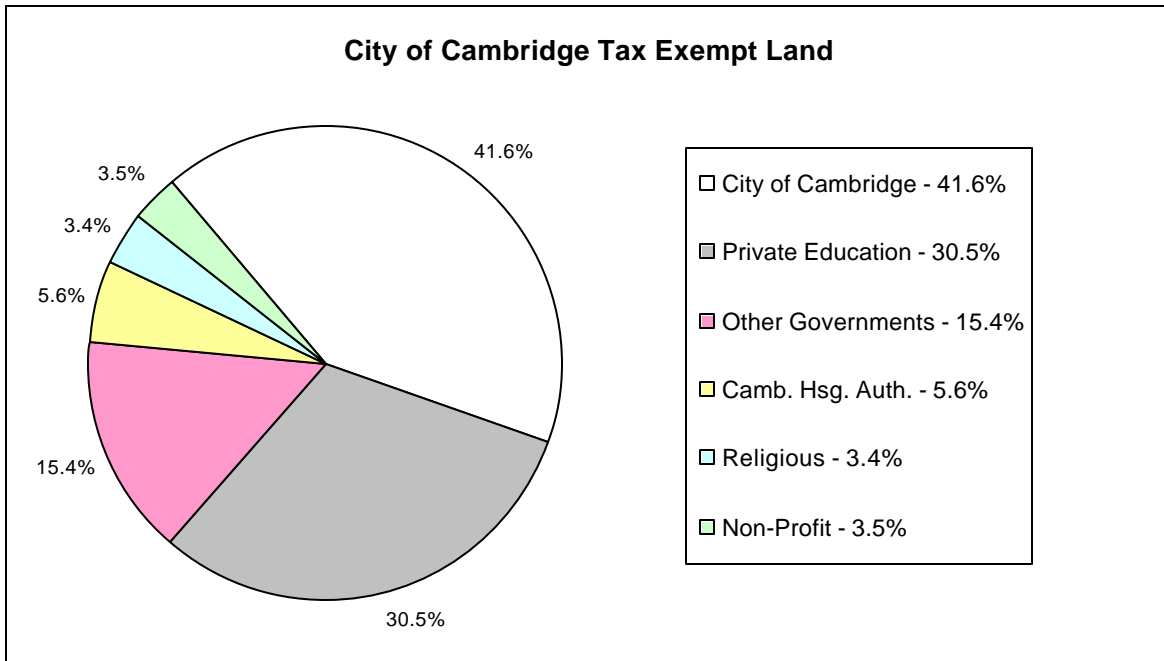


Source: Cambridge Community Development Department, 2001.

2001 Cambridge Tax Exempt Land Ownership

Property Owner	Parcels	Acres	As % of Total
City of Cambridge ¹	242	529	41.6%
Private Education ²	326	388	30.5%
Other Governments ³	173	196	15.4%
Cambridge Hsg. Auth. ⁴	60	71	5.6%
Religious ⁵	126	43	3.4%
Other Non-Profit ⁶	53	44	3.5%
Total Non-Taxable	980	1,271	100.0%

1. City of Cambridge includes municipal property, public schools and Cambridge Redevelopment Authority property.
2. Private Education includes colleges and private and parochial schools.
3. Other Governments includes federal, state and county property.
4. CHA includes all properties owned by the Cambridge Housing Authority.
5. Religious includes churches, synagogues, rectories and cemeteries.
6. Non-Profit includes all other owners of non-taxable property in the City of Cambridge.
This category does not include privately owned federally assisted housing subject to 121A tax agreements.

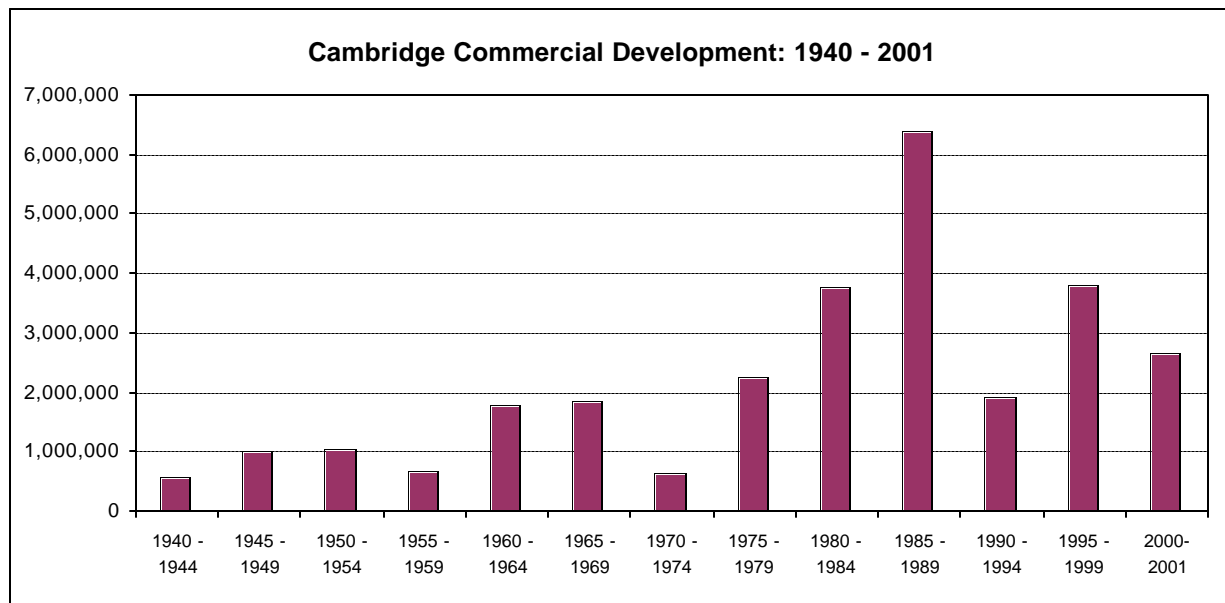


Sources: Cambridge Community Development Department, 2001;
Cambridge Revaluation Office, 2001.

Cambridge Commercial Development: 1940 - 2001

Years Completed	Commercial Development Completed in Square Feet ¹
1940 - 1944	561,262
1945 - 1949	1,019,610
1950 - 1954	1,039,173
1955 - 1959	679,167
1960 - 1964	1,779,358
1965 - 1969	1,860,952
1970 - 1974	643,689
1975 - 1979	2,261,513
1980 - 1984	3,784,206
1985 - 1989	6,391,411
1990 - 1994	1,925,861
1995 - 1999	3,808,447
2000-2001 ¹	2,651,834
Total	28,406,483

1. Figures derived from Assessor's office for all non-residential construction, except for 2001 data which includes several projects in active development and is based on information taken from the Development Log maintained by the Community Development Department.

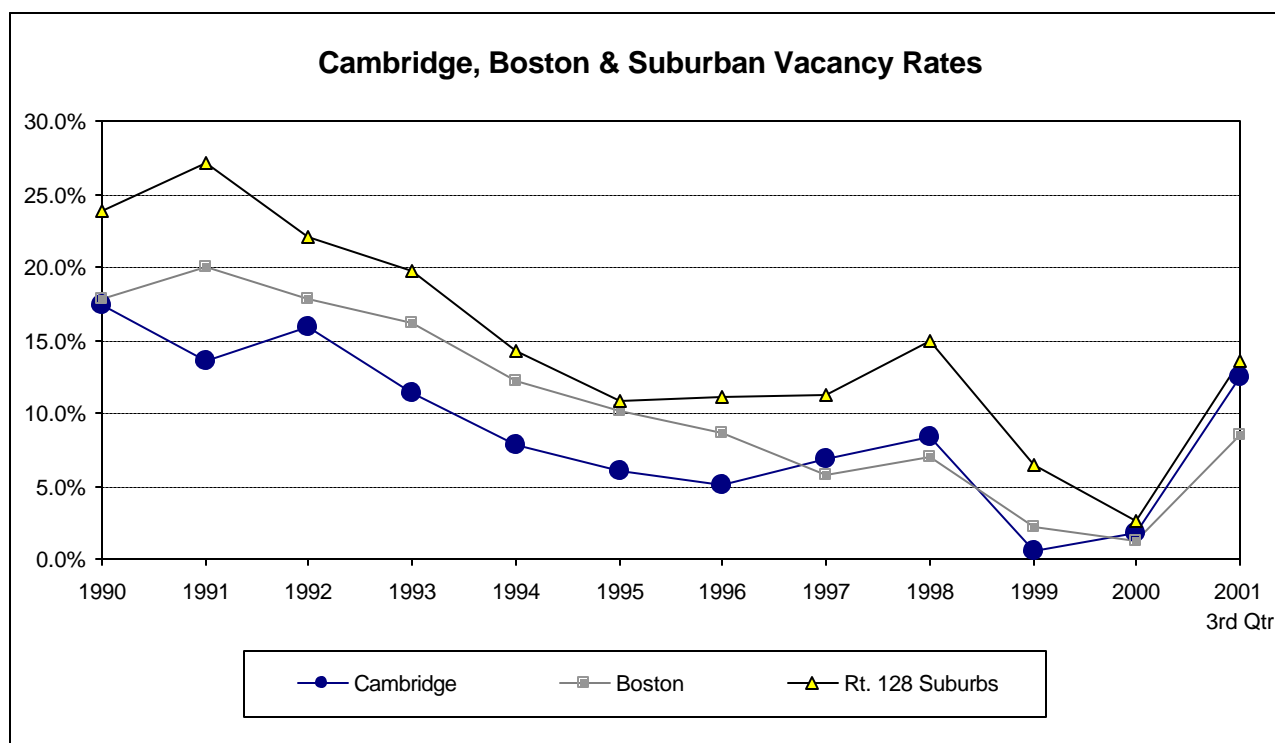


Sources: Cambridge Community Development Dept., 2001;
Cambridge Revaluation Office, 2001.

Cambridge, Boston & Suburban Commercial Real Estate Vacancy Rate: 1990 - 2001

	Cambridge ¹	Boston ¹	Rt. 128 Suburbs ¹
1990 Year End	17.5%	17.8%	23.9%
1991 Year End	13.5%	19.9%	27.2%
1992 Year End	15.9%	17.9%	22.0%
1993 Year End	11.4%	16.2%	19.8%
1994 Year End	7.9%	12.2%	14.2%
1995 Year End	6.1%	10.1%	10.8%
1996 Year End	5.1%	8.6%	11.1%
1997 Year End	6.9%	5.7%	11.2%
1998 Year End	8.3%	7.0%	14.9%
1999 Year End	0.6%	2.2%	6.5%
2000 Year End	1.8%	1.2%	2.6%
2001 Third Qtr.	12.4%	8.5%	13.6%

1. These rates are for office space only; industrial and retail space are not included. The vacancy samples include all space currently available, including some sublease space. The vacancy rate does not include space available in the future, such as space now under construction.



Sources: CB Richard Ellis / Whittier Partners, LP, 2001.

**Number & Dollar Value of Cambridge Building Permits Issued:
FY1985 - FY2001¹**

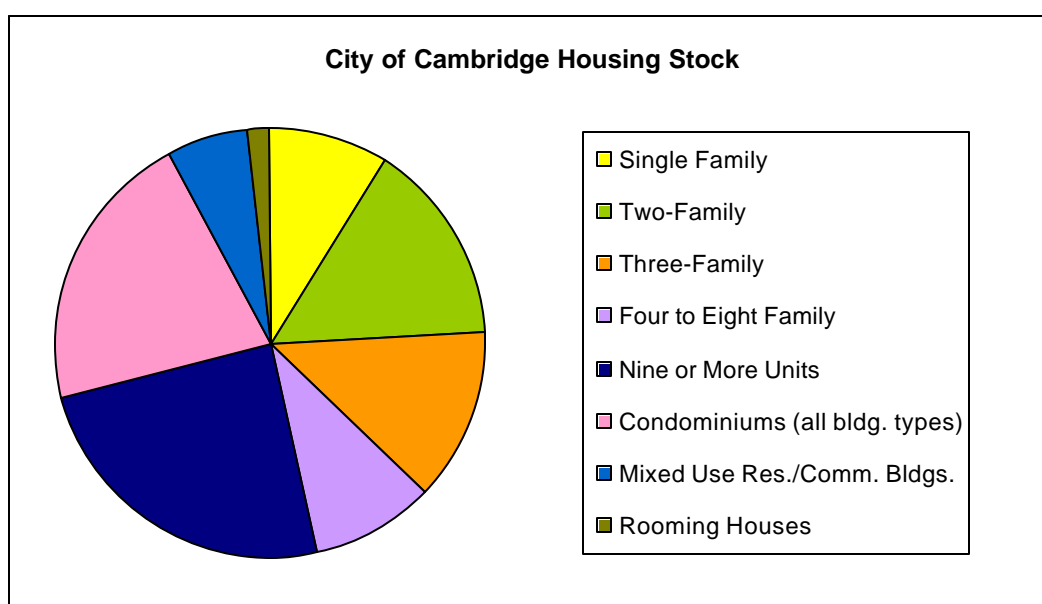
Year ²	Number of Permits	Value of Construction (Real Dollars)	Value% Residential ³	Value% Commercial ³	Value of All Construction (Adjusted to 2000 Dollars) ³	Value of Residential Construction (2000 Dollars)	Value of Commercial Construction (2000 Dollars)
FY1985	1845	\$142,381,619	27%	73%	\$189,476,021	\$51,158,526	\$138,317,496
FY1986	1866	\$133,090,381	44%	56%	\$175,419,986	\$77,184,794	\$98,235,192
FY1987	2982	\$201,222,034	46%	54%	\$269,075,976	\$123,774,949	\$145,301,027
FY1988	2021	\$289,218,235	33%	67%	\$378,672,831	\$124,962,034	\$253,710,797
FY1989	1590	\$247,169,263	14%	86%	\$315,827,392	\$44,215,835	\$271,611,557
FY1990	1964	\$178,232,594	32%	68%	\$216,514,947	\$69,284,783	\$147,230,164
FY1991	1,979	\$83,572,870	24%	76%	\$96,753,826	\$23,220,918	\$73,532,908
FY1992	1,318	\$145,693,744	21%	79%	\$165,207,368	\$34,693,547	\$130,513,821
FY1993	1,621	\$143,324,133	29%	71%	\$160,541,642	\$46,557,076	\$113,984,566
FY1994	1,678	\$178,799,112	24%	76%	\$197,869,106	\$47,488,585	\$150,380,520
FY1995	1,749	\$162,701,784	18%	82%	\$178,907,141	\$32,203,285	\$146,703,856
FY1996	1,665	\$185,204,825	33%	67%	\$199,830,069	\$65,943,923	\$133,886,146
FY1997	1,984	\$388,057,114	25%	75%	\$407,858,962	\$101,964,741	\$305,894,222
FY1998	2,098	\$457,469,219	34%	66%	\$478,989,015	\$162,856,265	\$316,132,750
FY1999	2,571	\$321,834,613	31%	69%	\$339,810,073	\$105,341,123	\$234,468,951
FY2000	2,514	\$720,646,992	29%	71%	\$747,738,984	\$216,844,305	\$530,894,679
FY2001	1,946	\$825,695,634	28%	72%	\$825,695,634	\$231,194,778	\$594,500,856

1. This chart does not take into account changes, if any, in regulations that affect the requirement to notify the Inspectional Services Dept. of planned construction.
2. Note that Fiscal Years (FYs) start on July 1 of the previous calendar year and end on June 30 of the year enumerated.
3. Values adjusted using national Producer Price Index for Finished Goods, maintained by the U. S. Bureau of Labor Statistics.

Sources: Cambridge Inspectional Services Department, 2001;
Cambridge Community Development, Department 2001;
U. S. Bureau of Labor Statistics, 2001.

2001 Cambridge Housing Stock Overview

Type of Housing	Number of Bldgs. ¹	Number of Units ¹	% of Units
Single Family	3,763	3,763	9.1%
Two-Family	3,199	6,398	15.5%
Three-Family	1,758	5,274	12.7%
Four to Eight Family	750	3,724	9.0%
Nine or More Units	264	10,105	24.4%
Condominiums (all bldg. types)	1,238	8,845	21.4%
Mixed Use Res./Comm. Bldgs.	376	2,594	6.3%
Rooming Houses	40	678	1.6%
Total	11,388	41,381	100.0%



Type of Units	Number of Units ¹	% of Units
Owner Occupied - Market Rate	11,824	28.6%
Owner Occupied - Affordable ²	336	0.8%
Rental - Market Rate	22,781	55.1%
Rental - Affordable ²	6,440	15.6%
Total	41,381	100.0%

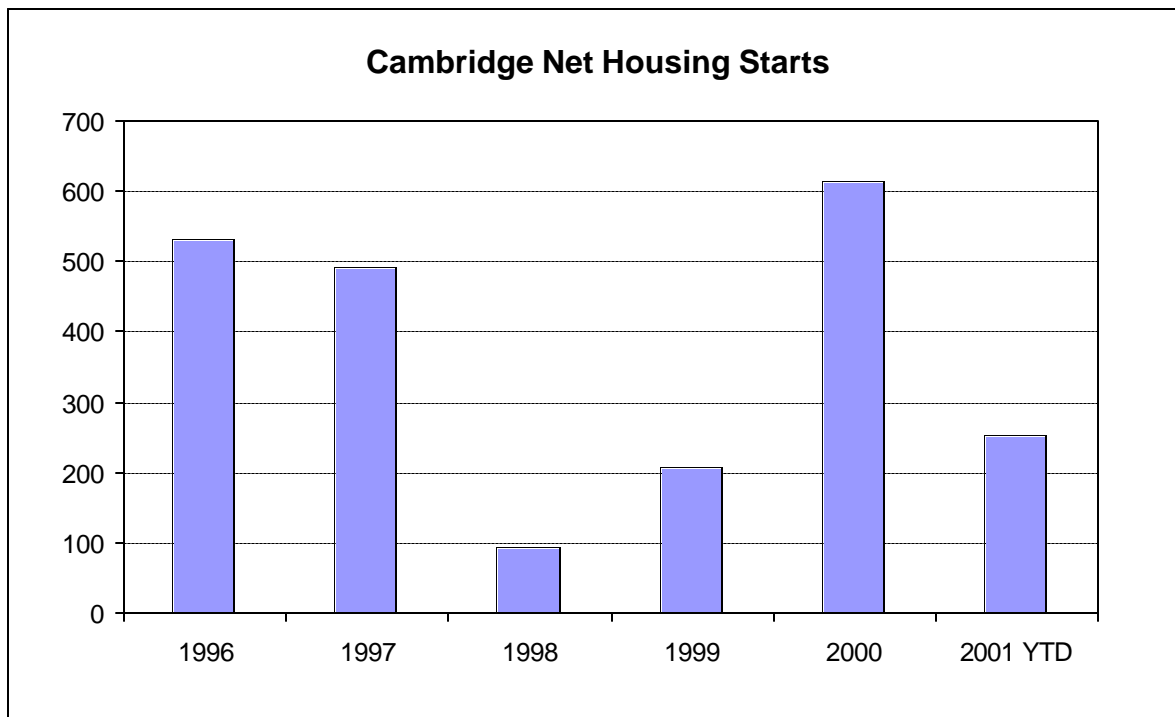
1. Above data is as of August 2001. Housing located in dormitories is not included. Note that the method used to develop these figures differs from that used in previous years; direct comparisons with previous data or similar data from other sources is unreliable.
2. Affordable housing is defined as that restricted to households earning 80% or less of median income and subject to a long term restriction regarding affordability.

Sources: Cambridge Revaluation Office, 2001;
Cambridge Community Development Department, 2001.

Cambridge Housing Starts: 1996 - 2001

Year ¹	Units Added	Units Lost	Net Change	Projects Adding Units	Projects Removing Units
1996	544	13	531	24	5
1997	508	16	492	29	10
1998	127	33	94	24	10
1999	216	8	208	24	3
2000	622	6	616	28	5
2001 YTD ²	256	2	254	23	2
Total	2,273	78	2,195	152	35

1. The date reflects the year a building permit was first issued for a development project. These figures may omit projects initiated during the pertinent time period that added or removed units to the housing stock.
2. Includes data through November 2001.

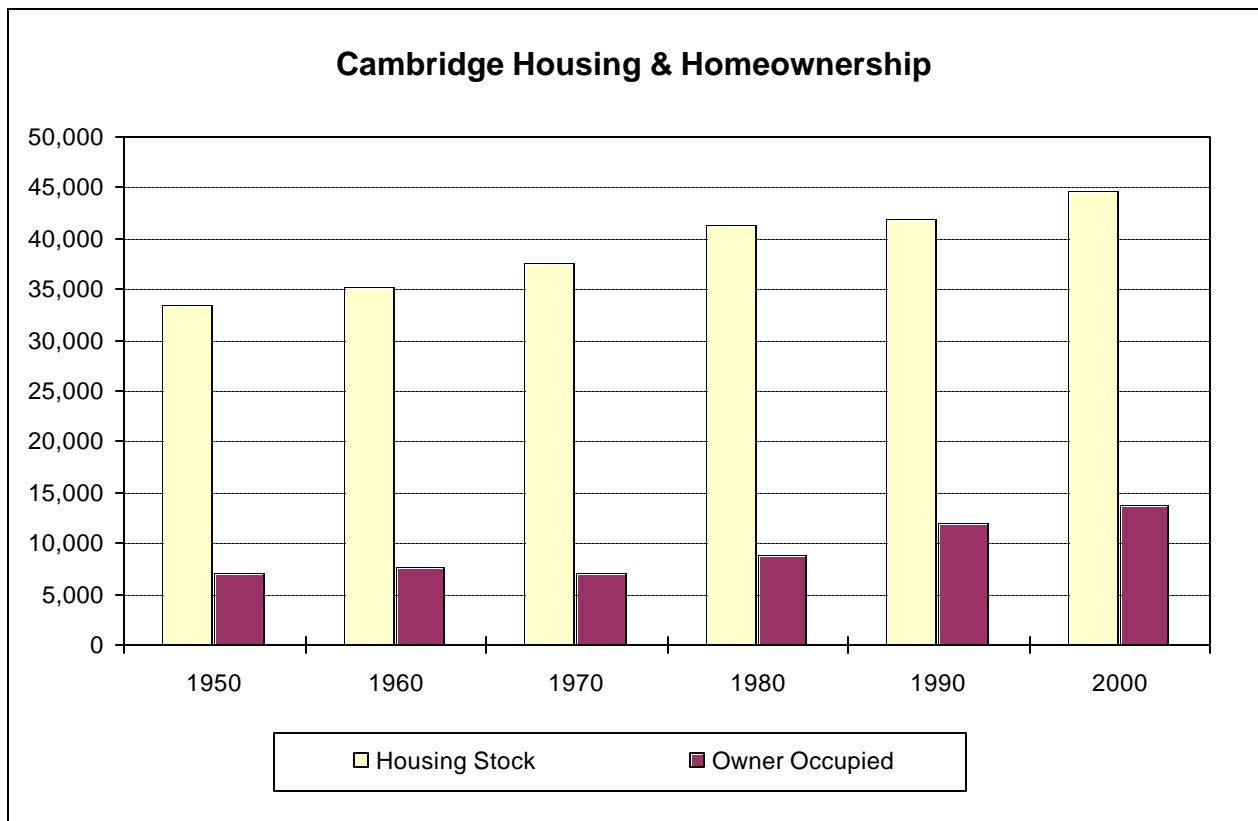


Sources: Cambridge Assessing Department, 2001;
Cambridge Inspectional Services Department, Major Project Summary Reports, 2001.

Cambridge Homeownership: 1950 - 2000

Year	Total	Occupied	Owned ¹	% Owned	Rented	% Rented
1950	33,437	32,795	7,130	21.7%	25,605	78.1%
1960	35,330	34,253	7,708	21.8%	26,545	77.5%
1970	37,648	36,411	6,990	18.6%	29,421	80.8%
1980	41,300	38,836	8,889	21.5%	29,947	77.1%
1990	41,979	39,405	11,959	28.5%	27,446	69.7%
2000	44,725	42,615	13,760	30.8%	28,855	67.7%

1. The U. S. Census and the Cambridge Revaluation Office use different methods for evaluating the size of housing stock and to determine the owner occupancy rate. Thus, the figures stated above are not strictly comparable to those stated in the previous table.

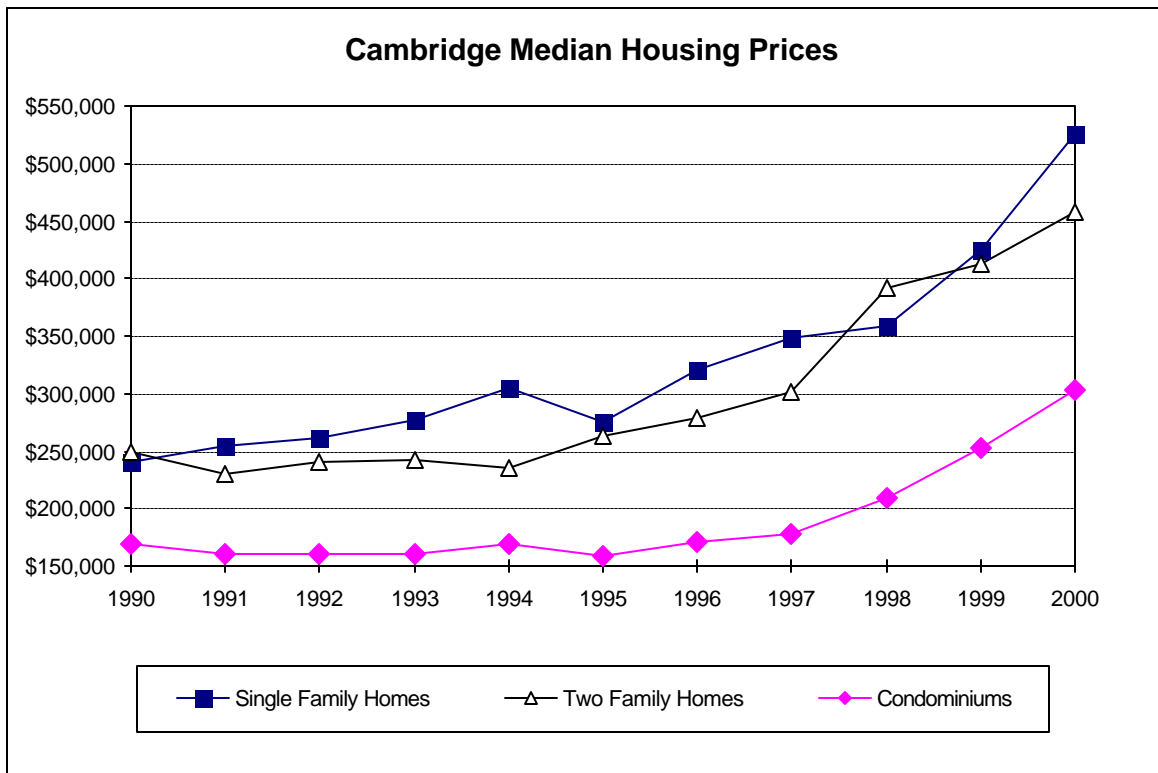


Sources: U. S. Census, Decennial Census, 1950 - 2000; 1980 & 1990 source STF1A tape file; 2000 source SF1 Profile for Cambridge, Massachusetts.

Cambridge Median Housing Prices: 1990 - 2000

Year	Single Family ¹	Two Family ¹	Condominium ¹
1990	\$240,000	\$250,000	\$168,300
1991	\$253,500	\$230,000	\$160,000
1992	\$261,000	\$240,000	\$160,000
1993	\$277,000	\$242,000	\$160,000
1994	\$305,000	\$235,000	\$169,000
1995	\$275,250	\$263,000	\$159,000
1996	\$321,000	\$279,000	\$170,500
1997	\$347,500	\$301,000	\$177,500
1998	\$359,500	\$391,500	\$209,000
1999	\$425,000	\$412,000	\$252,000
2000	\$525,000	\$457,500	\$302,500

1. These numbers are not constructed using the same methods as *Banker & Tradesman* and cannot be used to make valid comparisons with figures reported by that publication. Note that all cost figures are unadjusted for inflation

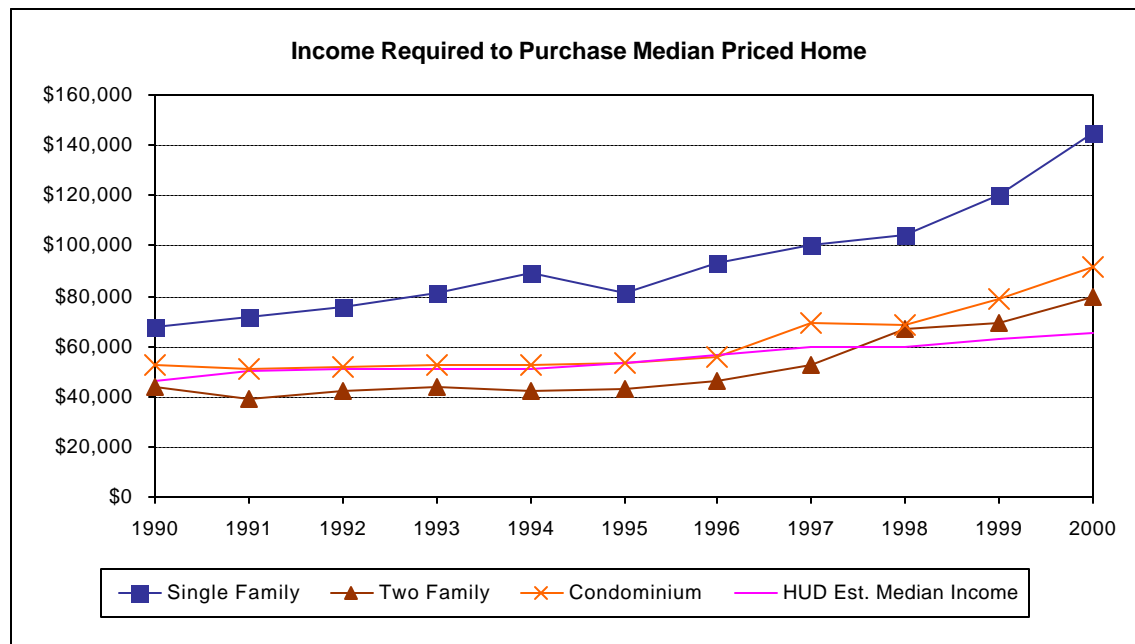


Sources: Cambridge Revaluation Office, 2001;
Cambridge Community Development Department, 2001.

Income Required to Purchase Cambridge Median Priced Homes: 1990 - 2000

	<u>SINGLE FAMILY</u>		<u>TWO FAMILY</u>		<u>CONDOMINIUM</u>		
Year	Median Price ¹	Income Required ²	Median Price ¹	Income Required ²	Median Price ¹	Income Required ²	HUD Est. Median Income for Family of 4 ^{3,4}
1990	\$240,000	\$67,420	\$250,000	\$44,136	\$168,300	\$52,644	\$46,300
1991	\$253,500	\$71,610	\$230,000	\$39,187	\$160,000	\$50,724	\$50,200
1992	\$261,000	\$75,470	\$240,000	\$42,083	\$160,000	\$51,833	\$51,100
1993	\$277,000	\$80,990	\$242,000	\$43,547	\$160,000	\$52,431	\$51,200
1994	\$305,000	\$89,400	\$235,000	\$41,920	\$155,000	\$52,249	\$51,300
1995	\$275,250	\$81,260	\$263,000	\$42,747	\$159,000	\$53,592	\$53,100
1996	\$321,000	\$93,470	\$279,000	\$46,544	\$169,000	\$55,981	\$56,500
1997	\$347,500	\$100,640	\$301,000	\$52,489	\$217,000	\$69,391	\$59,600
1998	\$359,500	\$104,530	\$391,500	\$66,627	\$209,000	\$68,414	\$60,000
1999	\$425,000	\$119,950	\$412,000	\$69,353	\$252,000	\$78,638	\$62,700
2000	\$525,000	\$145,110	\$457,500	\$79,776	\$302,500	\$91,172	\$65,500

1. These numbers are not constructed using the same methods as Banker & Tradesman and cannot be used to make valid comparisons with figures reported by that publication.
2. Income required assumes 10% downpayment, 7.0% interest rate, 30 year financing, no Private Mortgage Insurance (PMI), real estate taxes at then current residential rate. Insurance and condo fees vary, increasing slightly over period. Two family income required assumes availability of 75% of monthly rent payment, which varies from \$900 to \$1,600 over period.
3. HUD estimated figures for Boston MA-NH MSA.
4. HUD's methodology changes from time to time, affecting the comparability of figures from different periods. Note that these figures are estimates; they are not taken directly from a survey of households. These figures can be found at <http://www.huduser.org/datasets/il.html>

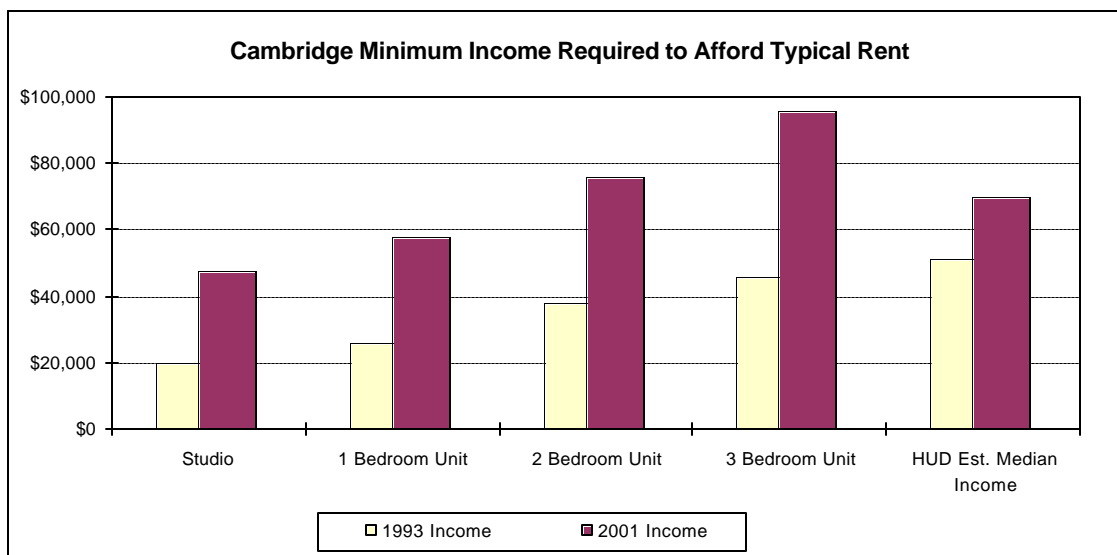
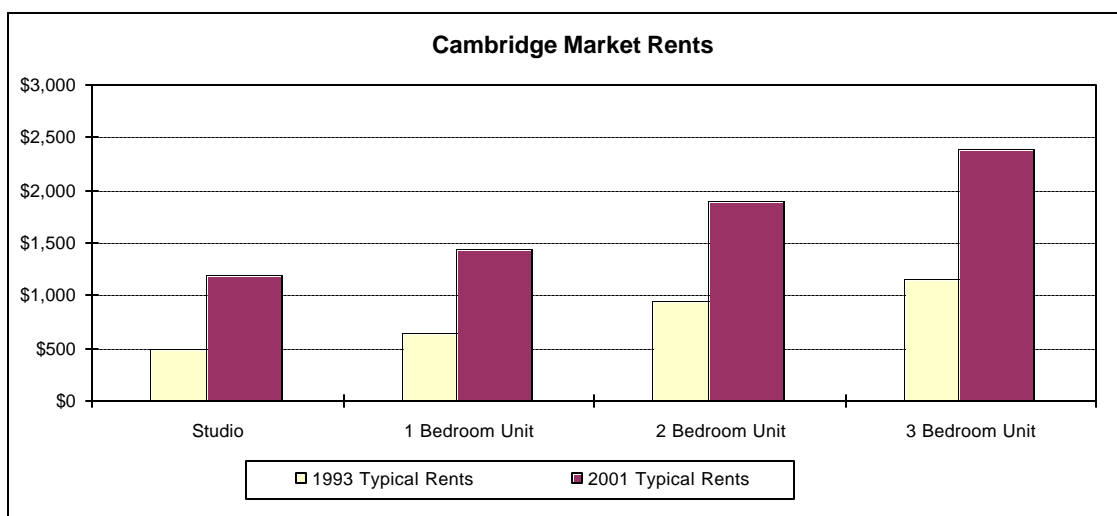


Sources: Cambridge Revaluation Office, 2001; Cambridge Community Development Department, 2001; HUD CDBG Program, 2001.

Cambridge Market Rents & Minimum Income Required: 1993 - 2001

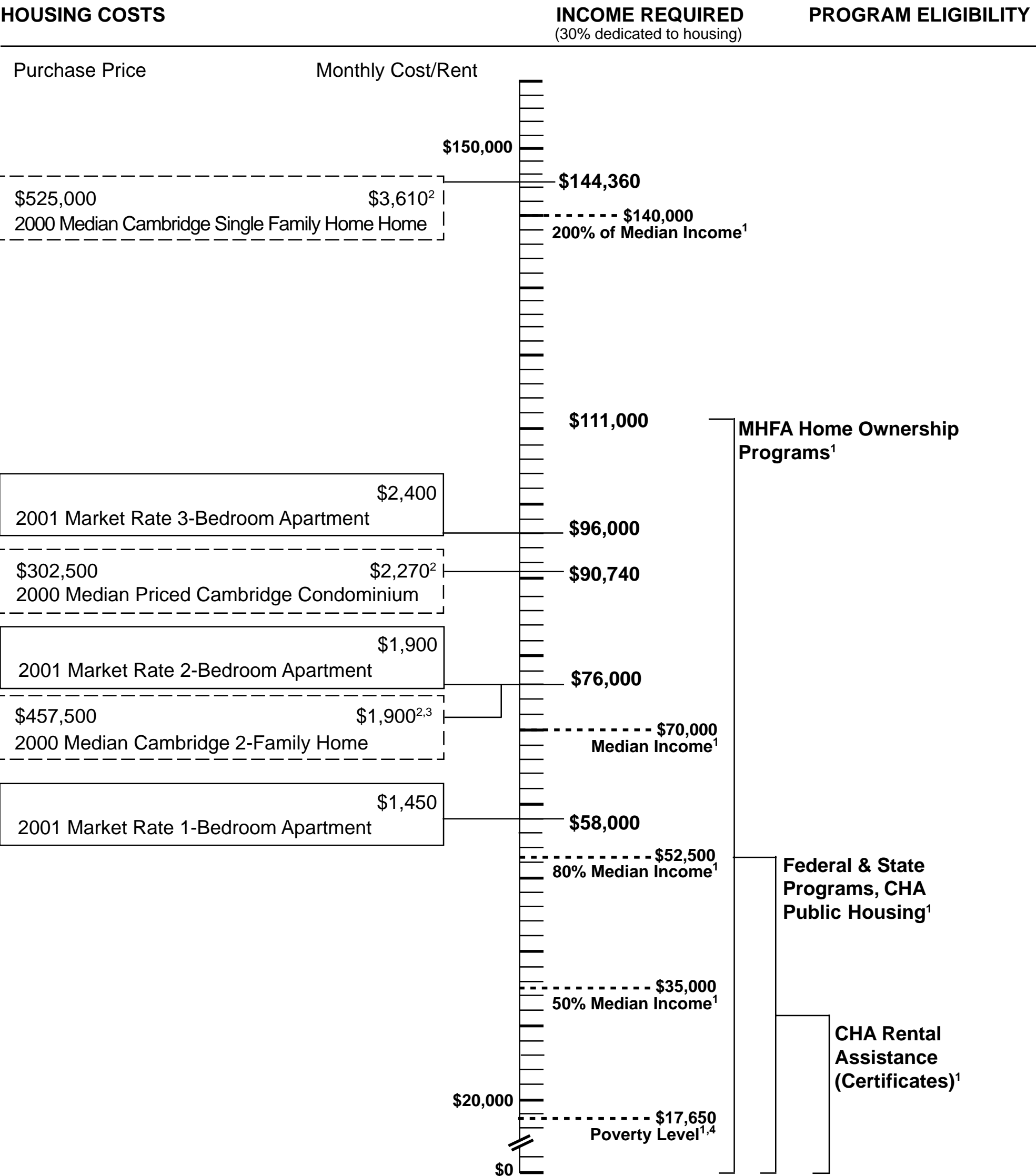
Apt. Size	1993 Typical Rent Asked	1993 Minimum HH Income Required ¹	2001 Typical Rent Asked ²	2001 Minimum HH Income Required ¹	Increase In Typical Rent
Studio	\$500	\$20,000	\$1,190	\$47,600	138%
1 Bedroom Unit	\$650	\$26,000	\$1,450	\$58,000	123%
2 Bedroom Unit	\$950	\$38,000	\$1,900	\$76,000	100%
3 Bedroom Unit	\$1,150	\$46,000	\$2,400	\$96,000	109%
HUD Est. Median for Family of 4	NA	\$51,200	NA	\$70,000	37%

1. Minimum incomes based on payment of 30% of pre-tax income for housing expenses. HH refers to Household.
2. Based on a telephone survey by CDD staff of Cambridge realtors during August 2001, except for 3 bedroom rent which is taken from late average rent listed for off-campus housing in the Harvard University housing office during June 2001.



Sources: Cambridge Community Development Department, 2001;
 Toward A Sustainable Future, draft document, Cambridge Community Development Dept., 2/23/93;
 HUD CDBG Program, 2001.

2001 Cambridge Housing Affordability Comparison



Purchase

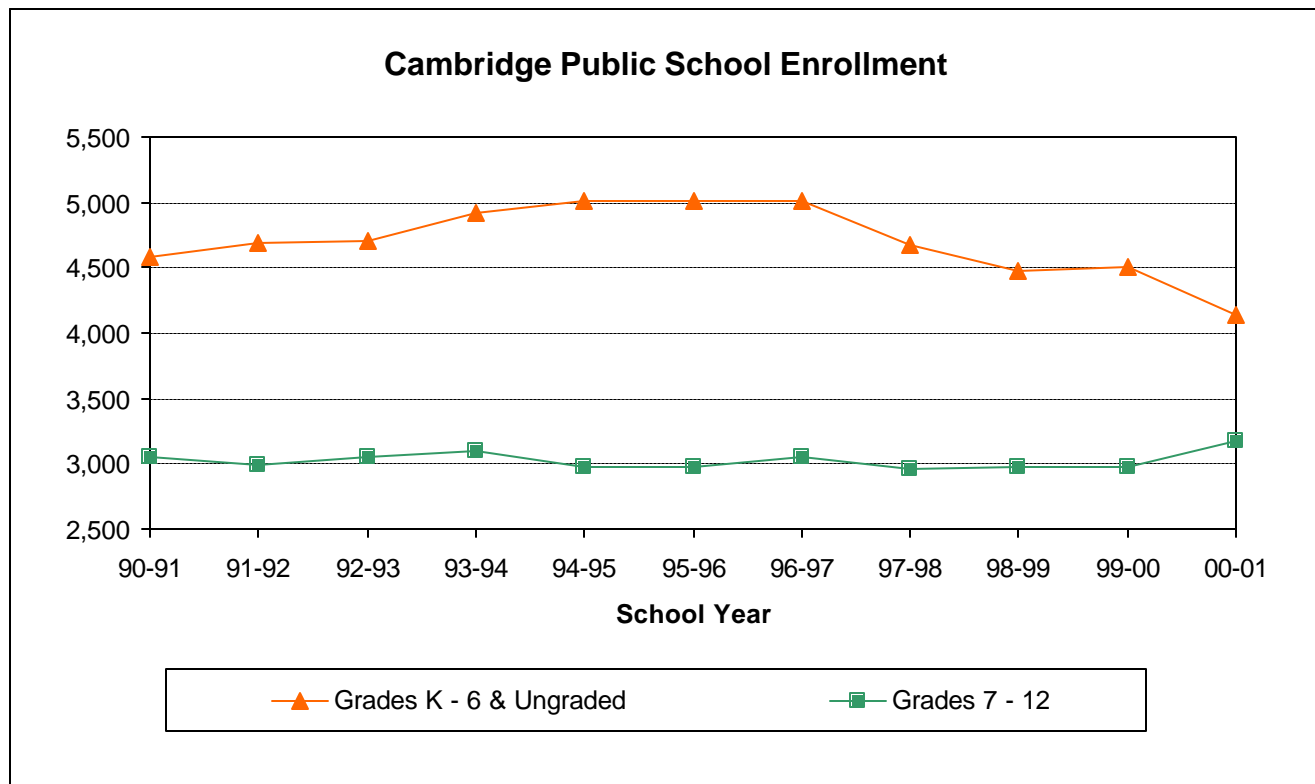
Rental

¹ 4 Person Household
² Assumes 10% down payment and 7.0% interest rate and \$9.64/\$1,000 valuation real estate taxes
³ Assumes \$1,600 rental payment per month
⁴ From Federal Department of Health and Human Services poverty guidelines

Cambridge Public School Enrollment: 1990 - 2000

School Year ¹	Total Enrollment	Grades K - 6 &		
		Ungraded	Grades 7 - 8	Grades 9 - 12
90-91	7,640	4,587	960	2,093
91-92	7,682	4,686	958	2,038
92-93	7,747	4,702	1,007	2,038
93-94	8,023	4,925	1,062	2,036
94-95	7,983	5,011	983	1,989
95-96	7,988	5,006	973	2,009
96-97	8,050	5,006	991	2,053
97-98	7,629	4,668	1,051	1,910
98-99	7,446	4,474	1,062	1,910
99-00	7,491	4,509	1,052	1,930
00-01	7,308	4,142	1,097	2,069

1. All data derives from the School Attending Children (SAC) census taken on January 1 of the school year.



Sources: Cambridge School Dept., 2001;
Massachusetts Dept. of Education, 2001.

2001 Town-Gown Report Summary (Cambridge Population & Facilities Only)

	Cambridge College	Harvard University	Lesley University	MIT	Total
Term	Spring 2001	'00 - '01	'00 - '01	Spring 2001	--

Employees *(Figures stated are Full Time Equivalents (FTEs), unless otherwise noted.)*

Staff ¹	140	6,950	360	6,486	13,936
Faculty	104	1,453	125	940	2,622

Number Living in Cambridge (not FTEs)	30	2,549	74	1,265	3,918
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Student Population

Undergraduate	359	7,097	1,720	4,253	13,429
Day	0	6,660	no data	4,253	10,913
Evening	359	437	no data	0	796
Full-Time	42	6,816	964	4,195	12,017
Part-Time	317	281	306	58	962

Graduate	1,666	8,570	1,418	5,566	17,220
Day	0	7,939	no data	5,566	13,505
Evening	1,666	631	no data	0	2,297
Full-Time	1,430	7,794	251	5,443	14,918
Part-Time	239	776	1,167	123	2,305

Not in Degree Program	129	5,308	820	163	6,420
Day	0	no data	no data	163	163
Evening	129	no data	no data	0	129

Total Students in Degree Programs	2,025	15,667	3,138	9,819	30,649
Total Students in Cambridge ²	2,154	20,975	3,958	9,982	37,069

Students Housed in Cambridge

Undergraduate Students Housed	no data	6,690	535	3,307	10,532
in Dormitories ³	0	6,365	475	3,193	10,033
in Off Campus Affiliate Hsg. ⁴	0	125	0	8	133
in Off Campus Non-Affiliate Hsg.	no data	200	60	106	366

Graduate Students Housed	no data	5,244	250	3,389	8,883
in Dormitories ³	0	1,280	0	1,535	2,815
in Off Campus Affiliate Hsg. ⁴	0	1,174	0	281	1,455
in Off Campus Non-Affiliate Hsg.	no data	2,790	250	1,573	4,613

Total Students Housed in Cambridge	no data	11,934	785	6,696	19,415
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Tax Exempt Facilities

Acres ⁵	0.9	189	no data	157	347
Buildings ⁵	1	300	31	135	467
Square Feet ⁵	110,000	11,500,000	425,415	9,266,000	21,301,415

2001 Town-Gown Report Summary (Cambridge Population & Facilities Only)

	Cambridge College	Harvard University	Lesley University	MIT	Total
Taxable Property Owned					
<i>Acres</i> ⁵	see above	26	no data	86	112
<i>Commercial Property (sq. ft.)</i> ^{5,6,7}	see above	295,100	146,063	3,137,163	3,578,326
<i>Taxable Housing Property (sq. ft.)</i>	0	700,000	0	no data	700,000
<i>Housing Units (buildings)</i>	0	76	7	16	99
<i>Housing Units (units)</i>	0	1,730	40	713	2,483
<i>Total Taxable Property Reported (sq. ft.)</i>	see above	995,100	146,063	3,137,163	4,278,326
Property Leased for Institutional Use					
<i>Square Feet</i>	no data	303,018	0	251,861	554,879
<i>Locations</i>	1	19	0	7	27
Affiliate Housing ^{4,8}					
<i>Units Occupied by Students</i>	0	1,337	0	161	1,498
<i>Units Occupied by Faculty or Staff</i>	0	272	0	0	272
<i>Units Occupied by Unaffiliated Persons</i> ⁹	0	243	0	13	256
<i>Total Affiliate Housing Units</i>	0	1,852	0	174	2,026
Parking Facilities ¹⁰					
<i>Spaces Maintained for Students</i> ¹¹	5	to be determined	23	1,103	1,131
<i>Spaces Maintained for Faculty & Staff</i>	38	to be determined	170	3,711	3,919
<i>Total Spaces Maintained</i>	43	to be determined	193	4,814	5,050
Payments to City ¹²					
	FY 00	FY 01	FY 00	FY 01	--
<i>Real Estate Taxes</i> ¹³	\$263,887	\$4,322,501	\$385,745	\$11,899,210	\$16,871,343
<i>PILOT</i> ¹⁴	\$2,447	\$1,618,138	\$0	\$1,137,000	\$2,757,585
<i>Water & Sewer Fees</i>	\$12,360	\$2,493,127	\$193,738	incl. below	\$2,699,225
<i>Other Fees & Permits</i> ¹⁵	\$500	\$317,599	\$10,088	\$6,150,953	\$6,479,140
<i>Total Payments to City</i>	\$279,194	\$8,751,365	\$589,571	\$19,187,163	\$28,807,293

2001 Town-Gown Report Summary (Cambridge Population & Facilities Only)

Footnotes

1. MIT total does not include approximately 860 contract employees who work on campus.
2. The figure for Harvard differs from the figure in the University's Annual Report in that it also includes non-degree students.
3. MIT total includes students housed in both dormitories and independent living groups.
4. Affiliate housing refers to taxable housing owned by the institution and available only to members of the academic community; it generally does not include either dormitories or housing available for rent to persons not affiliated with the institution.
5. The Cambridge College facility is a mix of tax exempt and taxable property, all of which is listed as tax exempt in the table.
6. Lesley University's owns the Porter Exchange building, located on Massachusetts Avenue near Porter Square. The building totals 227,212 square feet, of which 146,063 square is leased out to other entities.
7. MIT figure includes all commercial property owned, including University Park property leased to Forest Cities. MIT figure also includes recent acquisition of Tech Square.
8. MIT affiliate housing does not include any units at 100 Memorial Drive, Kennedy Biscuit Lofts or Auburn Court, even if occupied by MIT affiliated persons.
9. Harvard figure includes both visiting faculty and former rent control tenants.
10. Harvard is inventorying parking spaces to fulfil the requirements of the PTDM ordinance. Final figures will be reported here.
11. Cambridge College spaces for handicapped students only. MIT figures include all non-commuter parking spaces.
12. City of Cambridge Fiscal Year 00 includes the period from July 1, 1999 through June 30, 2000. City of Cambridge Fiscal Year 01 includes the period from July 1, 2000 through June 30, 2001.
13. MIT paid \$5,039,871 in real estate taxes on property owned and operated directly by MIT. Forest Cities paid \$6,829,339 on property leased from MIT. Due to tax year reporting cycles, no real estate taxes are included for recently acquired Tech Square.
14. PILOT refers to Payment in Lieu of Taxes.
15. MIT water and sewer fees included in Other Fees & Permits category.

Source: Cambridge College, Harvard University, Lesley College & Massachusetts Institute of Technology 2001 Town-Gown Reports.